

CITY OF OGDENSBURG, NEW YORK

CITY HALL • 330 FORD STREET • OGDENSBURG, NEWYORK 13669

Office of the City Manager

(315) 393-6100



R02-20-C-005

RE: Applicant Eligibility

December 3, 2019

The City of Ogdensburg is pleased to submit this US EPA Brownfields Cleanup Grant proposal for the removal of hazardous contamination at 212 Ford Street in the City of Ogdensburg. The City is requesting your review of this proposal for consideration of a \$500,000 Cleanup Grant award in the FY20 funding cycle.

The .30-acre property at 212 Ford Street was originally constructed as a Woolworth's Department store, the epicenter of Ogdensburg's downtown. Constructed in 1940 the 4-story, 24,500 SF Department Store had the City's first escalator and lunch counter.

What once was a jewel of the City's downtown is now a threat to public health and safety. Portions of the surrounding area have been fenced off to protect the public from potential hazards including falling debris. The building has been signed to alert the public to the presence of asbestos containing materials (ACM), warning passersby of the dangers associated with asbestos. Despite these security measures, the property has become a hub for vandals, drug activity and unsafe trespass. All of these things have contributed to further disinvestment in the City's downtown, despite local efforts to revive the historic core.

An asbestos survey completed in the August 2014 confirmed the presence of both friable and non-friable asbestos-containing materials (ACM) in floor and ceiling tiles, surfacing materials, sheetrock, sheetrock paper, pipe joints and elbows, roofing, wood and tar materials, chimney cap, insulation, and pipe joints. Since that time, the building sustained substantial roof damage that has compromised the structure and made the building unsafe to enter. The building has been condemned by the City's Code Officer, and therefore, abatement of ACM is no longer practical, or safe. The City understands that demolition will require a waiver from NYS Department of Labor and all demolition debris will need to be treated as hazardous thereby significantly increasing the cost of this project.

The successful completion of asbestos abatement activities at this location is critical to the health and welfare of adjacent residents and property owners, and other downtown merchants. Additionally, cleanup activities will promote economic vitality, and ensure the ecological well-being of the immediate surrounding area. Specifically, site cleanup will raise local property values, improve local health indicators and outcomes, remove blight, and enhance redevelopment potential within the downtown core.

The information below is provided as required in the FY20 Guidelines for Cleanup Grants.

1. Applicant Identification: City of Ogdensburg 330 Ford Street Ogdensburg, NY 13669
2. Funding Requested: \$500,000
 - a. Grant Type: "Single Site Cleanup".
 - b. Federal Funds Requested
 - i. \$500,000
 - ii. Ogdensburg is NOT requesting a cost share waiver.
 - c. Contamination: Hazardous Substances, Asbestos Containing Material (ACM)

3. Location:
 - a. City of Ogdensburg
 - b. St. Lawrence County
 - c. New York State
4. Property Information: 212 Ford Street, Ogdensburg, NY 13669
5. Contacts
 - a. Project Director: Andrea L. Smith, AICP, Director of Planning and Development, 315.393.7150, asmith@ogdensburg.org. Planning Department, Room 11 300 Ford Street, Ogdensburg, NY 13669
 - b. Chief Executive/Highest Ranking Elected Official: Sarah Purdy, City Manager, 315.393.1130, spurdy@ogdensburg.org, City Manager's Office 330 Ford Street, Ogdensburg, NY 13669
6. Population: 2010 Census population of the City of Ogdensburg: 11,128.

7.

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	10
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3

8. Letter from New York State Department of Environmental Conservation, attached.

Thank you for your consideration of our application. I have the utmost confidence in the Department of Planning and Development to manage, administer, and conduct the duties necessary to alleviate environmental and health impacts in relation to the vacant facility at 212 Ford Street here in Ogdensburg, New York.

Sincerely yours,

Sarah Purdy

Sarah Purdy
City Manager/CEO

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

December 3, 2019

Ms. Sarah Purdy
Ogdensburg City Manager
330 Ford Street
Ogdensburg, NY 13669

Dear Ms. Purdy:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Ogdensburg, dated November 29, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Ogdensburg plans to submit a Brownfield Hazardous Substances Cleanup grant application for \$500,000. Focus of the funding will be to perform asbestos abatement on a condemned building at 212 Ford Street, which had an asbestos survey completed in August of 2014 and has since sustained structural damage. Funding will also be allocated for demolition of the building and for community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett
Director
Bureau of Program Management

cc: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
J. Brown, DEC Albany
M. Duffany, DEC Region 6
P. Taylor, DEC Region 6
A. Smith, City of Ogdensburg



Department of
Environmental
Conservation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

- i. Background and Description of Target Area – Ogdensburg, a 2010 EPA Area Wide Pilot recipient is a small rural city in northern New York State, located on the St. Lawrence River. An international port City, Ogdensburg was once a vibrant hub of industrial and commercial activity. However, the opening of the St. Lawrence Seaway in the early 1950s and changes to industry, Ogdensburg's once thriving waterfront and adjacent downtown now remains mostly vacant. The remnants of the industrial past have created giant swaths of contaminated property the City has worked tirelessly over the last 20 years to turn around. While the City has made progress addressing contaminated waterfront property, taking advantage of EPA cleanup funds to remove metals contaminated soil at the former Shade Roller property and conducting community wide assessments, the rate of property tax foreclosures, particularly of large commercial or industrial properties continues to rise. Simultaneously, the tax base dwindles; contributing to fewer resources to address the ever-growing burden of asbestos abatement and demolition. The City's 2000 population of 12,364 fell 10% to 11,128 in 2010 (ranking 49th of cities). Ogdensburg's property value per capita of \$24,320 ranked the 6th lowest for all cities (w/ a median home value of \$68,000); its median household income of \$36,832 is less than the \$41,607 median for all cities. The City's 2019 levy of \$5.6 million exhausted 87.3% of its Constitutional Tax Limit, one of the highest rates in NY. With nearly 60% of parcel exempt from property tax, the City's 2019 tax rate is \$19.77, the 7th-highest for cities in all of NYS.

One such site is the subject of this cleanup application, 212 Ford Street. Constructed in 1940 as an anchor department store in the City's downtown, this building was once the epicenter of a bustling downtown, a regional shopping destination. However, after decades of neglect, the City acquired the rapidly deteriorating building through property tax foreclosure. While the City made efforts to secure the building and prevent further decay, an already badly damaged roof had contributed to significant mold and water damage to the interior. The masonry structure needed a new roof and mold remediation that far exceeded the City's depleted fund balance. The City made several efforts to sell the property for \$1 and pledged to help investors apply for grants to offset costs including NYS Historic Tax Credits. Efforts to sell the property were unsuccessful. In 2014 the City completed a pre-demolition asbestos survey which confirmed the presence of ACM. The City also received estimates to complete the abatement and demolition. Estimates were in excess of \$600,000. Since that time the City has been working to identify sources of funds that could be used to offset this cost. The projected costs exceeded the limits of the most recent Restore NY program, but the City has applied for National Grid Shovel Ready Brownfield grant funds that can be used with EPA funds to complete this project. Without funding assistance from EPA the City will have no other option than to put the

full burden of the necessary cleanup and demolition on the already overburdened low income, tax payer.

- ii.** Description of the Brownfield Site(s) – 212 Ford Street is a 4- story brick masonry structure sharing a common wall with 206 Ford Street. The adjacent property at 206 Ford Street is a 4-story, multi-use building, privately owned that provides office space to the DMV, and St. Lawrence Probation, as well as affordable housing units. The dilapidated state of the City-owned property at 212 Ford Street has created unsafe circumstances for users and residents of 206 Ford Street including water damage to apartments that was noted in the spring of 2019. The City’s Fire Department has responded to complaints of falling debris from the building, and areas have been cordoned off with 6’ security fencing to protect public safety. In 2019 the City’s Code Officer issued a letter of condemnation stating that the building is structurally deficient and unsafe to enter. Therefore, the City must expeditiously pursue timely abatement and demolition of this structure to ensure the protection of public health and safety.
- b.** Revitalization of the Target Area

 - i.** Reuse Strategy and Alignment with Revitalization Plans – 212 Ford Street is centrally located within Ogdensburg’s downtown designated Brownfield Opportunity Area (BOA), just one block from the St. Lawrence and Oswegatchie Riverfronts. Despite close proximity to the river, 212 Ford Street is not located in a floodplain. Located in the City’s Residential/Business zoning district, the site is ideal for mixed-use, infill development, or development of an urban pocket park to support adjacent office, business, and residential uses. This .3 AC parcel could be combined with an adjacent parcel to the east, currently owned by the City, for nearly ½-acre of prime development in downtown. The site has the advantage of utilizing existing municipal infrastructure, including water, sewer and free parking. The City of Ogdensburg embarked on a downtown revitalization initiative in May 2019. With community meetings and focus groups, the City identified a 167-acre area, which includes 212 Ford Street, as the “new” downtown. This area is where the City is focusing community-wide planning efforts to promote private investment in the City’s downtown. The community designated this area because of its historic importance, and last few legacy buildings, but also because there have been recent private investments made, that the City hopes to leverage and support with additional investment. Investment like the abatement and demolition of 212 Ford Street that will support the \$4.2 million dollar renovation of 102 Ford Street by Community Health Center of the North Country (CHCNC). CHCNC has transformed this vacant building, exterior and interior, into an innovative, Federally Qualified Health Center (FQHC) to provide integrated primary and preventive care services, more specifically, primary care, dental care, behavioral health, and clinical case management. The facility is expected to employ 40 full time employees, including physicians, professional nursing and administrative personnel when it opens in early 2020, just steps away from the targeted brownfield site at 212 Ford Street.

- ii. Outcomes and Benefits of Reuse Strategy – The project site at 212 Ford Street is located within a Federally designated Opportunity Zone, and is within one of Ogdensburg’s designated potential Environmental Justice (EJ) Areas, which also has the highest concentration of residents over age 64 according to the US Census Bureau. Based on the demographics of Ogdensburg, its location in Northern NY, and the findings from a Housing Needs Assessment (completed by GAR Associates, August 2015) this resulting vacant lot at 212 Ford Street could be used to develop housing options. The report states, “the prospect of support for affordable housing does exist for family/workforce housing” including a “need for up to 92 affordable workforce rental housing units offering a mix of one, two and three-bedrooms at both the 50% and 60% AMI thresholds”. 212 Ford Street is located within walking distance to amenities that would be attractive and necessary for such residents and could be a viable reuse strategy that pairs well with funding potential available through opportunity zones.
- c. Strategy for Leveraging Resources
 - i. Resources needed for site reuse – In the absence of New York State brownfield cleanup funding, Ogdensburg has utilized National Grid Brownfield Redevelopment Assistance grants to aid in other similar asbestos abatement and demolition projects. As a municipality, the City is eligible for grant funding up to 25% of eligible project costs up to a maximum award of \$300,000 which this site has been accepted into. The City is also eligible to apply for reduced tipping fees from the Rodman Landfill through their community improvement program. Being a demolition in place, all debris would be characterized asbestos contaminated at a cost of \$110/ton (a savings of \$90/ton) for disposal. The River Valley Redevelopment Agency and the Ogdensburg Growth Fund are potential funding partners, but are lenders of last resort that specialize in gap funding through the issuance of low interest loans. While this is not ideal, it does provide options for the City to fill any gaps in the capital stack to complete this cleanup project. Both agencies have played critical roles in other brownfield related projects including the remedial efforts at Shade Roller and the Augsburg Tank Farm properties in Ogdensburg.
 - ii. Use of Existing Infrastructure – 212 Ford Street is located within the central business district of Ogdensburg having access to municipal sewer and water that can be used for redevelopment of the site. The site is serviced by City roads which are maintained by the municipal Department of Public Works. The site is located within the “downtown mall” an area redeveloped as part of Urban Renewal efforts in the 1960’s having access to over 200 municipally maintained parking spaces, within walking distance to the City’s two riverfronts, municipal pool, tennis courts, and Dobisky Community Center.
- 2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**
 - a. Community Need
 - i. Need for Funding – The City of Ogdensburg is a small upstate city in St. Lawrence County. With a population of 11,128 at the 2010 Census, it is the 49th most populous city in New York State (excluding New York City). According to a June 2019 report issued

by the New York State Financial Restructuring Board, “2017 expenditures of \$20 million were the 9th lowest of all reporting cities; 2017 expenditures per capita were \$1,794, the 11th lowest of reporting cities and less than the \$2,181 median of reporting cities.”

Ogdensburg’s Average Full Value Property Tax Rate (2012-2016) of \$16.8523 per \$1,000 is above \$7.3381 per \$1,000 – the 75th percentile for all municipalities. This is the 12th highest for all cities. The City has an Average Fund Balance Percentage (2012-2016) of 18.62%, which is above 5.0 percent, the 31st highest for all cities in New York State (again, excluding New York City).

The NYS Office of State Comptroller’s Fiscal Stress Monitoring System gave Ogdensburg an Environmental Rating of "Moderate Environmental Stress" with a score of 40 for FY2017. Negative environmental factors contributing to this score include: a loss in population between 2011 and 2016 estimates (-2.62 percent), a high proportion of households with public assistance (26.41 percent), low change in median home value from 2011 to 2016 compared to the change in the consumer price index (1.95 percent compared to 8.70 percent), and a high unemployment rate in 2016 (9.2 percent).

Ogdensburg’s 2016 median household income was \$36,832, which is less than the typical city's median household income of \$41,607 across all NYS. The City's median home value of \$68,000 is less than the median home value of the typical city of \$136,300 and lower than that of the County at \$88,000. Its property value per capita in 2016 was \$24,320-- the 6th lowest of all cities in the State-- and its four-year average change in property value was -1.21 percent. The City's 2016 unemployment rate was 9.2%, and the percentage of households on public assistance was 26.4% in 2016. In 2017, the combined county, city, and school property tax bill for a home of the median value of \$68,000 on the combined rate of \$54.99 was \$3,739, or 5.5% of the median home value and 10.2% of the City's median household income. Of this total, the \$1,344 City portion of the median bill represents 3.6 percent of median household income and 2 percent of median home value. Without support from the EPA through this funding program, the full cost of the abatement and demolition will be levied on the overburdened, low income tax payer, which alone could result in an increase of \$2.45 per \$1,000 of Assessed value or a 12.35% tax increase. Based on the FY2020 budget this increase would put the City over the 2% property tax cap.

- ii. Threats to Sensitive Populations – 212 Ford Street, located within census tract 4915 contains 1,707 households. Families make up nearly 52% of the households within this tract. Female householder families with no husband present and children under 18 years represent 6.6% of households while nonfamily households made up 48.3%. According to the EPA’s FAQs “risk to environmental pollutants can be greater for the very young and adults over 65 years of age”. Over 24% of households in Census Tract 4915 have one or more people under the age of 18. Additionally, nearly 30% of all households have one or more people 65 years and over which equates to nearly 55% of the target census tract defined as a sensitive population. Furthermore, within this census tract 17.8% of the

IV.E. Narrative/Ranking Criteria
City of Ogdensburg Hazardous Substances Cleanup Grant

FY2020
212 Ford Street

civilian noninstitutionalized population in 2013-2017, reported a disability. The median income of households in Census Tract 4915 is \$38,052, far below the County median income of \$48,330. Moreover, within the target area of 212 Ford Street, an estimated 5.7% of households had income below \$10,000 a year contributing to the EJ designation of this area.

As noted in the table below, the incidence rate for certain types of cancer is greater for City of Ogdensburg and/or St. Lawrence County residents than for the rest of New York State. Specifically, according to information obtained from the New York State Department of Health (NYSDOH) website, the number of Ogdensburg and St. Lawrence residents that have been diagnosed with cancer is noticeably higher than the New York State average due to a variety of factors, including the significant number of Brownfield sites that exist within the community and the sub-standard living conditions associated with lower incomes.

	Ogdensburg	St. Lawrence Co.	New York
Female Urinary Bladder Cancer Incidence Rate per 100,000 Women	NA	15.9 – Above NYS rate by > 30%	10.6
Male Urinary Bladder Cancer Incidence Rate per 100,000 Men	NA	49.7 - Above NYS rate by 15%	41.9
Male Lung and Bronchus Cancer Incidences per 100,000 Men	50% > than expected	113.6 – Above NYS rate by > 30%	75.5
Female Lung and Bronchus Cancer Incidences per 100,000 Women	50% > than expected	75.6 – Above NYS rate by > 30%	55.7
Female Colorectal Cancer Incidences per 100,000 Women	Within 15% of expected	43.9 - Above NYS rate by 20 - 29%	39.8
Male Colorectal Cancer Incidences per 100,000 Men	15 to 49% > expected	65 – Above NYS rate by 20%	51.6
Female Kidney and Pelvis Cancer Incidences per 100,000 Women	NA	12.0 - Above NYS rate by 10%	10.6
Male Leukemia Cancer Incidences per 100,000 Men	NA	25.0 – Above NYS rate by > 30%	17.8
Male Oral and Pharynx Cancer Incidences per 100,000 Men	NA	19.0 – Above NYS rate by 20 - 29%	15.1
Female Non-Hodgkin Cancer Incidences per 100,000 Women	NA	20.2 – Above NYS rate by 10 - 15%	17.8

b. Community Engagement

i. Project Partners & Project Partner Roles

<u>Partner Name</u>	<u>Point of Contact (name, Email, Phone)</u>	<u>Specific Role</u>
National Grid	Joe Russo Joseph.russo@nationalgrid.com 315.428.6798	Brownfield Assistance Program, 25% funding match
Development Authority of the North Country (DANC)	Carrie Tuttle ctuttle@danc.org	Provide reduced tipping fees for disposal through

IV.E. Narrative/Ranking Criteria
City of Ogdensburg Hazardous Substances Cleanup Grant

FY2020
212 Ford Street

	315.661.3259	Community Improvement Program
St. Lawrence County IDA	Patrick Kelly pkelly@slcida.com 315.379.9608	Promote, encourage, attract and develop job opportunities throughout the County.
Ogdensburg Growth Fund Dev. Corp.	Scott Wright, Chairman scott.wright@pepsiogs.com 315.393.7150	Promote, encourage, attract and develop job opportunities through lending programs.
Greater Ogdensburg Chamber of Commerce	Laura Pearson chamaber@gisco.net 315.393.3620	Assist with public engagement, provide meeting location for informational meetings.

iii. Incorporating Community Input – The City of Ogdensburg has embarked on a comprehensive Planning Process for community revitalization. Prior and current planning initiatives include the following:

- LWRP and Harbor Management Plan (1986 amendment in progress)
- Brownfields Revitalization Project (1997)
- Waterfront Redevelopment Action Plan (2004)
- Strategic Management Plan (2010)
- WFBOA Study (2008-2010)
- EPA Area-Wide Pilot (2010)

Each of the above noted City initiatives included comprehensive public outreach, including public meetings, stakeholder interviews, and focus groups. The City uses only the English language at meetings; there are no specific ethnic groups that require translation services. According to the 2000 Census, the vast majority of the City's residents were either born in the United States (94.8%), or entered the United States since 1990 (1.2%). Currently, the City does not have significant or anticipated influx of immigrants.

This project is a key component of the City's Brownfield Opportunity Area (BOA) and downtown revitalization strategy, which is updated annually to reflect community input and current conditions. As part of its initiative to involve the public in all aspects of community development, the City will host special meetings to discuss the Brownfield Cleanup project. The project will be advertised in local newspapers and on the City's website. Two public meetings are planned. At the first meeting, the City will introduce the staff who will oversee the project, and explain how the process and protections that will be in place for the demolition with asbestos in place. A second public meeting will be advertised and held to answer questions following the abatement and demolition to address any citizen concerns and the reuse strategy.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

- a.** Proposed Cleanup Plan – The proposed EPA Brownfields Cleanup project consists primarily of contractual costs associated with the performance of asbestos abatement and demolition activities to complete the in-place demolition of 212 Ford Street. Modest

costs are also proposed for City personnel related to coordinating activities under this program (as a cost share item), and for travel by City staff to training seminars and conferences recommended by the EPA. The table below provides the proposed budget, with brief descriptions of the specific tasks indicated below the table.

b. Description of Tasks/Activities and Outputs –

Task 1: The task involves programmatic activities associated with quarterly and annual reporting on grant performance, including ACRES Reporting, coordination of and overseeing contractors selected for this program, travel associated with EPA-sponsored conferences, and compiling payment documentation in accordance with all federal requirements and regulations. No EPA Brownfield Cleanup funds will be spent on City personnel or fringe benefits.

Schedule: Coordination with EPA project manager and reporting will commence upon award and continue through the 3-year granting period.

Lead: Applicant, City of Ogdensburg, Andrea Smith

Output: Administrative records, and project reports.

Task 2: Community involvement activities include the preparation of fact sheets and press releases to update the community on the progress of cleanup activities at the site. The task also includes community involvement in the form of attendance at City meetings and other outreach opportunities.

Schedule: 30-days prior to commencement of demolition activities the first public information meeting will be held. Post demolition the City will hold a second public meeting, within 60-days of completion of demolition. Both meetings will be hosted by the City who will publish a legal notice of the meeting date, time and location.

Lead: Applicant, City of Ogdensburg, Andrea Smith

Output: Community engagement plan, meeting sign-in sheet, meeting minutes/record of comments.

Task 3: The task includes the preparation of technical specifications for demolition of condemned structure with asbestos in place. These documents will identify the specific scope for the project and cite regulations and standards applicable to the project. Performance criteria as they relate to the removal and disposal of materials in the affected areas will be defined. Levels of personal protection, acceptable equipment/materials, and execution of material removal and specific coordination items between trades will be identified in the specification. The documents will be developed under the supervision of a certified EPA/NYSDOL asbestos project designer. The abatement drawings will be signed and sealed by a licensed professional engineer also accredited as an EPA/NYSDOL asbestos project designer. The estimated cost for the completion of this task is presented as follows:

Preparation of NYS DOL Waiver and Variance = \$2,500 (city to prepare)

In Place Demolition (24,500 SF) = \$425,000.00

Disposal = \$140,000.00 (3,500 tons @ \$40/ton)

Schedule: demolition activities will commence within 90-days of executed grant agreement with EPA.

Lead: Qualified Asbestos Abatement Demolition Contractor

Output: Abatement of 24,500 SF of asbestos contaminated structure, return of .3-acres developable property to downtown. Property to be graded and hydroseeded. Reuse strategy and marketing plan drafted.

IV.E. Narrative/Ranking Criteria
City of Ogdensburg Hazardous Substances Cleanup Grant

FY2020
212 Ford Street

Task 4: The task includes the performance of third-party air sampling and project monitoring as required by New York State Industrial Code Rule 56. This will include background sampling prior to the start of the project, perimeter sampling during removal, and post abatement clearance sampling. The work shall be conducted by a person accredited as both a project monitor and air sampling technician with a minimum of five years of experience. Project monitoring services shall include observation of the asbestos abatement contractor's work, inspections, and coordination with City personnel. The estimated cost of the air sampling and project monitoring is \$29,500.00, which has been determined based on the following level of effort:

35 Days of Project Monitoring Staff Time @ \$700/8-hour day = \$24,500.00

10 Air Samples per day x 35 days = 350 Air Samples

375 Air Samples @ \$12/Air Sample = \$4,500.00

On Site water for suppression of dust \$5/1000 gal = \$500

Schedule: Air monitoring will occur pre-demolition and throughout demolition activities

Lead: Qualified Asbestos Air Monitor/Environmental Consultant

Output: Laboratory analysis of air samples and clearance report.

- c. Cost Estimates – The proposed budget for this EPA Brownfields Cleanup project consists primarily of Contractual costs associated with the performance of asbestos abatement and demolition. Modest costs are also proposed for City personnel related to coordinating activities under this program (as a cost share item), and for travel by City staff to training seminars and conferences recommended by the EPA. The table below provides the proposed budget, with brief descriptions of the specific tasks indicated below the table.

BUDGET CATEGORIES <i>(Programmatic costs only)</i>	Task 1: Eligible Programmatic Activities	Task 2: Community Involvement	Task 3: ACM Abatement & Demolition	Task 4: Project Monitoring & Air Sampling	TOTAL
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$2,500	\$565,000	\$29,500	\$597,000
Total Direct Costs	\$3,000	\$2,500	\$565,000	\$29,500	\$600,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Federal Funding <i>(not to exceed \$500,000)</i>	\$3,000	\$0	\$467,500	\$29,500	\$500,000

IV.E. Narrative/Ranking Criteria
City of Ogdensburg Hazardous Substances Cleanup Grant

FY2020
212 Ford Street

<i>Cost Share (20% Federal Funds)</i>	<i>\$0</i>	<i>\$2,500</i>	<i>\$97,500</i>	<i>\$0</i>	<i>\$100,000</i>
Total Budget	\$3,000	\$2,500	\$565,000	\$29,500	\$600,000

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

- a. (i) The EPA Brownfields Cleanup Grant will be administered by the City's Department of Planning & Development, including the individuals listed below. The number of professional employees involved in the City's grant program demonstrates the capacity of the City to retain leadership should employee turnover occur.
- (ii) **Andrea L. Smith, Director of Planning and Development** will be responsible for the performance of programmatic activities. She is an AICP professional planner who has worked with various communities as a consultant on many land use, planning, community and economic development, and management issues. Ms. Smith graduated from Virginia Tech with a Bachelor's degree in Landscape Architecture and later completed a dual Master's degree in Urban & Regional Planning and Landscape Architecture. Currently, Ms. Smith also manages all of the City's Brownfield Programs. **Sarah Purdy, City Manager**, has 25+ years of experience in City and County Management. Ms. Purdy has been serving as the Ogdensburg City Manager since 2016. Ms. Purdy obtained her Bachelor's from Smith College and her MBA in Public Administration from the University of Kansas.
- (iii) To obtain qualified abatement contractors and air monitoring services, Ogdensburg will solicit proposals using the Request for Qualifications (RFQ) method. This is a qualifications-based selection process where firms submit their qualifications to be considered for a project. The intent of an RFQ is to allow for the selection of a contractor(s) that are most qualified for the project.
- b. The City of Ogdensburg has received and successfully managed several EPA Brownfields grants and has met the requirements for financial reports, technical reports, closeout documentation, including ongoing Assessment, Cleanup, and Redevelopment Exchange System (ACRES) reporting. Information regarding the five most recent EPA Brownfield grants awarded to the City of Ogdensburg is presented below.
1. EPA Cooperative Agreement No. BF-96293812– Brownfields Assessment Grant (Petroleum): This is a \$120,000 EPA grant. The budget period for this project began on October 1, 2012 and ends on September 30, 2015. All reports have been submitted in a timely manner. As of June 30, 2014 this grant is approximately 25% complete.
2. EPA Cooperative Agreement BF-96295612 - Brownfields Assessment Grant (Hazardous): This is a \$200,000 grant. The budget period for this project started on October 1, 2012 and ends on September 30, 2015. All reports have been submitted in a timely manner. As of June 30, 2014 this grant is approximately 25% complete.
3. EPA Cooperative Agreement TR-83490501 – Brownfields Area-Wide Planning Pilot Grant: This is a \$145,000 grant. The budget period for this project started on September

IV.E. Narrative/Ranking Criteria
City of Ogdensburg Hazardous Substances Cleanup Grant

FY2020
212 Ford Street

1, 2010 and ended on February 28, 2013. The City of Ogdensburg is one of only 23 communities nationwide to receive this \$175,000 (including \$30,000 technical assistance) pilot grant from the EPA. The City has used this funding to hire two professional planners and to conduct market studies and reuse feasibility analyses for strategic sites and districts within the WFBOA. All reports have been submitted in a timely fashion to date.

4. EPA Cooperative Agreement BF-97219900 – Brownfields Cleanup Grant: This is a \$200,000 grant. The budget period for this project started October 1, 2010 and ends on March 31, 2017. All reports have been submitted in a timely manner. This EPA grant covers hazardous waste cleanup at the former Standard Shade Roller site.

5. EPA Cooperative Agreement BF-97219800 – Brownfields Revolving Loan Fund: This is a \$1,000,000 grant; subsequently, the City successfully was awarded \$300,000 from the EPA in the form of supplemental RLF. The budget period for this project started October 1, 2010 and ends on September 30, 2016.

IV.F. Leveraging – Ogdensburg has been proactive in forming partnerships with state and local partners, as well as federal agencies including the EPA, NYSDEC, NYSDOH, Empire State Development Corporation (ESDC), and the NYSDOT. These agencies have been instrumental in providing funding and oversight for brownfield assessment, cleanup, and monitoring activities. Ogdensburg continues to aggressively seek brownfield funds from local, state, and federal sources with an emphasis on strategic brownfield properties like 212 Ford Street. To this end the City has applied for funding from National Grid for this site, NG funding would provide 25% project costs up to \$300,000. Furthermore, to support area-wide community planning activities, the NYS Department of State (DOS) awarded the City \$395,000 for a BOA Nomination Study (2010). In conjunction with BOA funds, Ogdensburg was one of the first 23 communities nationwide to have received an Area-Wide Planning (AWP) Pilot grant award for \$175,000 from the EPA in 2010. The goal of the AWP was to further community brownfield planning through the development of a Brownfield Redevelopment Plan (BRP). To further the City's AWP BRP, partners and potential funding, both state and federal, were identified to ensure the successful revitalization of brownfields.

To complete the remediation of environmental hazards at 212 Ford Street the City will leverage local funding through National Grid and gap fund will be pursued as necessary through the River Valley Redevelopment Agency, a subset of the County's Industrial Development Agency, and Ogdensburg's local development corporation, the Ogdensburg Growth Fund (commitment letters attached).

Statement of Eligibility

The City of Ogdensburg is a General Purpose Unit of Local Government. The City was incorporated in April 27, 1868.

Information on previously awarded Cleanup Grants

The City of Ogdensburg is a previous recipient of Brownfield Cleanup Grant funds for the Shade Roller Site for the removal of metals contaminated soils. EPA Cooperative Agreement BF-97219900 – Brownfields Cleanup Grant: This was a \$200,000 grant. The budget period for this project started October 1, 2010 and ended on March 31, 2017. All reports were submitted in a timely manner.

The subject property at 212 Ford Street, Ogdensburg NY has not been the recipient of USEPA brownfield cleanup funds.

Site Ownership: Deed to 212 Ford Street (attached)

212 Ford Street (Tax Map # 48.078-9-5) was acquired by the City of Ogdensburg on 6/23/2010. The building was constructed in 1940 having 24,496 square feet on a parcel being 112'x113' (.3 acres).

This Indenture

Made the 23rd day of June in the year Two Thousand and Ten

Between JEMS Arts, Inc., by Philip A. Cosmo the City Comptroller of the City of Ogdensburg, in the County of St. Lawrence and State of New York, party of the first part, and _____

City of Ogdensburg

330 Ford Street

Ogdensburg, New York 13669

, part y of the second part.

WITNESSETH:

Whereas, in and by §17.26 of the Charter of the City of Ogdensburg, New York, it is enacted that "Whenever any tax or assessment, and the penalties and interest thereon, shall remain unpaid nine months from the date of levy thereof, the comptroller shall advertise and sell the real estate charged therewith in accordance with the Real Property Tax Law."

And whereas default was made in the payment of taxes levied more than nine months after April 15, 2008, which was the date of the levy thereof of land within, said City of Ogdensburg, and in the payment of the penalties and interest thereon.

And whereas, the City Comptroller of said city for the time being, by virtue of the power in him vested did sell at public auction at this office in said City of Ogdensburg, on the 24th day of June 2009, each of the parcels of land charged with delinquent taxes as aforesaid which remained unpaid at the time of such sale, to discharge such taxes and the interest, penalties and expenses of sale.

And whereas, the party of the second part became entitles by virtue of said Tax Sale of June 24th, 2009 to a conveyance of the following described tract, piece or parcel of land situate in the City of Ogdensburg, aforesaid viz:

Description:

Formerly Assessed To:

212 Ford Street
Tax Map # 48.079-18-13
Deed Book/Page 2006/9750

JEMS Arts, Inc.

Which said piece or parcel of land above described was sold by the City Comptroller at said sale under virtue of the city charter aforesaid.

And whereas, the said piece or parcel of land so as aforesaid sold and hereby intended to be conveyed has not been redeemed within the time prescribed by law for the redemption thereof:

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That the said party of the first part by virtue of the authority vested in him by law, for and in consideration of the premises, and of the sum of \$11,871.12 paid into the city treasury by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released, and by these presents does grant, bargain sell, convey and release, to the part y of the second part, to its heirs and assigns forever, the said piece and parcel of land above described, with the hereditaments and appurtenances to the same belonging, to be located and laid out, however by and at the expense of the part of the second part.

TO HAVE AND TO HOLD the same to the said party of the second part its heirs and assigns forever, subject to the liens, if any, of unpaid taxes, assessments and water rates thereon.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal of said City the day and year first above written.

Philip A. Cosmo
City Comptroller

L.S.

State of New York)

2010295826

County of St. Lawrence)

R-2010-00012679

08/20/2010 04:00:56 PM

DEED

2 Pages

Patricia A Ritchie StLawrence Co Clerk

On the 18 day of August 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Philip A. Cosmo personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

Kathleen A. Bouchard
Notary Public

KATHLEEN A. BOUCHARD
Notary Public, State of New York
No. 4948749
Qualified In St. Lawrence County
My Commission Expires Feb. 6, 2011

Basic Site Information

- a) Name of Site – Former Newbery Site
- b) Address of Site – 212 Ford Street, Ogdensburg NY 13669
- c) Current Owner – City of Ogdensburg (6/23/2010)

Status of history of contamination at the site: Asbestos Survey

- a) Whether this site is contaminated by hazardous substances or petroleum – Hazardous, asbestos contamination
- b) The operational history and current use(s) of the site – Originally constructed as a commercial retail, department store, the 25,000 SF building now sits vacant at the center of the City's downtown business district.
- c) Environmental concerns, if known, at the site – the building has extensive asbestos contamination throughout the building and potentially heating fuel tanks in the basement which are inaccessible due to the failing structure and condemnation that prohibits entry.
- d) How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination – The asbestos survey identified ACM through the structure in floor and ceiling tiles, pipe insulation, roofing materials, caulk, and plaster throughout the building.

An affirmative statement that site meets the definition of a brownfield site

The property at 212 Ford Street is not listed or proposed for listing on the National Priorities List; it is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the U.S. government.

The property has known, documented asbestos contamination and the potential for AST in the basement, therefore the site does meet the definition of a brownfield according to CERCLA § 101(39).

Description of the environmental assessment conducted at the site

Asbestos survey was conducted at this property in July and August of 2014. The assessment did confirm the presence of ACM. For the purposes of the proposed scope of work being demolition in place, the asbestos survey is the equivalent assessment document required to proceed with cleanup actions, no Phase II is required at this time. However, post demolition additional ESA may be warranted once soils are exposed.



Asbestos Project Monitor/Building Inspector

NYDOL Asbestos License # 61566

122 Lincoln Ave.

Waddington, NY 13694

Phone: (503) 881-8459

kogsheliport@gmail.com

July 23rd, 2014

City of Ogdensburg
330 Ford St.
Ogdensburg, NY 13669

Re: Pre-Demolition Asbestos Survey
Newell Building
100 Patterson St.
Ogdensburg, NY 13669

Dear Mr. Mallette,

Per New York Code Rule section 56-5.1g, asbestos survey requirements, a copy of the Pre-Demolition survey needs to be sent to the local entity charged with issuing a remodel / demolition permit. This survey shall be kept on the construction / demolition site with the asbestos notification and any required variance throughout the duration of the project.

On Tuesday, July 8th, 2013 we visited the above referenced site and conducted an asbestos survey. I collected several samples of building materials suspected to contain asbestos. These were tested by Polarized Light Microscopy Method 198.1 for New York friable samples and 198.6 for non-friable, organically bound materials. Where necessary, Transmission Electron Microscopy was used to comply with New York State requirements to determine if certain materials can be treated as non-asbestos containing.

The laboratory results for all samples showed three (3) materials that tested positive for the presence of asbestos. A fourth material, a white mudded fitting, is presumed positive. According to New York Industrial Code Rule 56, abatement of this material is required before demolishing said property. The asbestos containing material is listed on the following pages along with a floor plan, chain of custody, laboratory results and state certifications. After reviewing this report, if you have any questions, please feel free to contact me.

Regards,

David G. Cole

Asbestos Project Monitor/Building Inspector

Asbestos Containing Materials

Material	Location	Quantity	Friability	Condition
Warehouse				
White Mudded Fitting*	Warehouse Area	3 sq. ft.	Friable	Fair
Office Area				
White Joint Compound	Office Area Walls	1000 sq. ft.	Friable	Good
Roof				
Black Roof Sealing Tar	Throughout Roof	1000 sq. ft.	Non Friable	Good
Flooring				
Brown (9 x 9) Floor Tile	Office Area	190 sq. ft.	Non Friable	Poor

*Material not tested. Assumed asbestos containing.

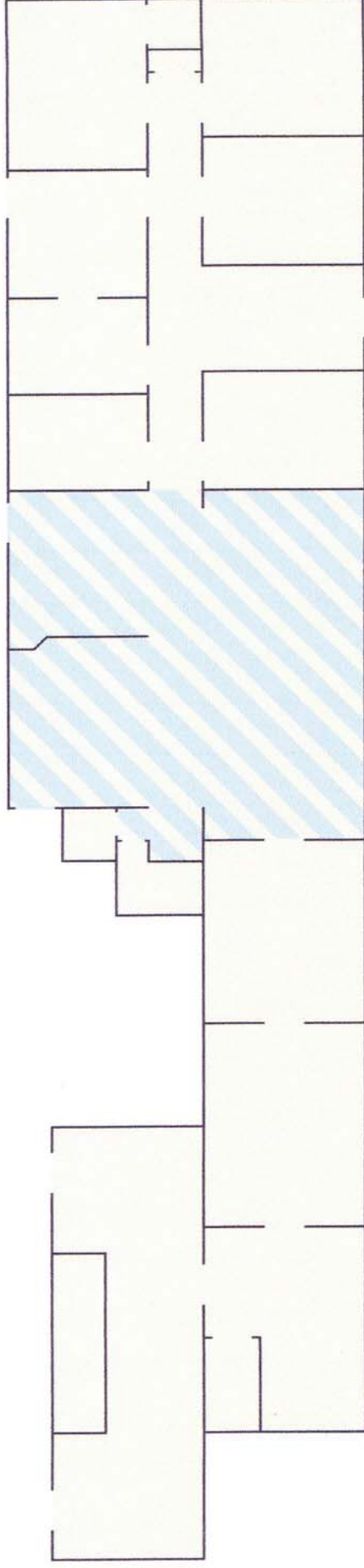


* Assumed ACM Mudded Fitting on North End of Warehouse.

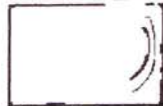
1st Floor Office Space

Single Mudded Pipe Fitting

Warehouse Area



← Patterson St. →



Cole

BILLING INFORMATION:

D.G. Cole
122 Lincoln Ave., Waddington, NY 13694
PH: (503) 881-8459 Fax: (888) 241-1481

BULK SAMPLE CHAIN OF CUSTODY**PROJECT NAME:** Newell Building**PROJECT LOCATION:** 100 Patterson St., Ogdensburg, NY 13669**PAGE #:** 1**JOB #:** 707

LAB ID #	SAMPLE ID #	HSA #	SAMPLE DESCRIPTION	SAMPLE LOCATION	F/NF	ANALYSIS REQUESTED
2299980	DW1A	1000 sq ft.	Grey Wall Board	Office Area Walls	F	ELAP
2299981	DW1B	1000 sq ft.	Grey Wall Board	Office Area Walls	F	ELAP
2299982	DW1C	1000 sq ft.	Grey Wall Board	Office Area Walls	F	ELAP
2299983	JC1a	1000 sq ft.	White Joint Compound	Office Area Walls	F	ELAP
2299984	JC1b	1000 sq ft.	White Joint Compound	Office Area Walls	F	ELAP
2299985	JC1C	1000 sq ft.	White Joint Compound	Office Area Walls	F	ELAP
2299986	DW2A	1000 sq ft.	White Wall Board	Warehouse Section	F	ELAP
2299987	DW2b	1000 sq ft.	White Wall Board	Warehouse Section	F	ELAP
2299988	DW2C	1000 sq ft.	White Wall Board	Warehouse Section	F	ELAP
2299989	JC2A	1000 sq ft.	White Joint Compound	Warehouse Section	F	ELAP
2299990	JC2B	1000 sq ft.	White Joint Compound	Warehouse Section	F	ELAP
2299991	JC2C	1000 sq ft.	White Joint Compound	Warehouse Section	F	ELAP
	FT1A	1500 sq ft.	Grey Speckled Floor Tile	Office Area Walls	NF	ELAP
	FF1A	400 sq ft.	White Floor Filler	Office Floor On Concrete	NF	ELAP
	FT1B	1500 sq ft.	Grey Speckled Floor Tile	Office Area Walls	NF	ELAP
	FF1B	400 sq ft.	White Floor Filler	Office Floor On Concrete	NF	ELAP
	TM1A	400 sq ft.	Black Tile Mastic	Office Area On Concrete Floor	NF	ELAP
	TM1B	400 sq ft.	Black Tile Mastic	Office Area On Concrete Floor	NF	ELAP

TURN AROUND TIME: 5 days**POSITIVE STOP:** Yes

Collected by:

Relinquished by:

Received by (lab):

Email notification to:

D. ColeD. ColeD. Warren

kogshelipor@gmail.com

D. ColeD. ColeD. Warren**DATE:**

07/08/14 - 1600hr

DATE/TIME:

07/09/14 - USPS

DATE/TIME:

JUL 11'14 10:50

ANALYSIS PERFORMED FOR:**COMPANY:** D.G. Cole**CONTACT:** Dave Cole**COMPANY ADDRESS:** 122 Lincoln Ave., Waddington, NY 13694**COMPANY PHONE #:** 503-881-8459



122 Lincoln Ave., Waddington, NY 13694
PH: (503) 881-8459 Fax: (888) 241-1481

503-881-8459

EAS[®]

PLM Analysis Memo

Non-Friable Organically Bound (NOB) Materials - This term refers to a wide variety of building materials, such as vinyl or asphalt floor tile, resilient floor covering, mastic, asphalt shingle, roofing material, caulk, putty, etc.. Polarized Light Microscopy (PLM) analysis has limitations when NOB materials are encountered. These limitations, such as the inability to detect thin or extremely short fibers (less than 1 micrometer in length) generated during the milling process and/or the difficulty of separating asbestos fibers and bundles from the resinous matrix, may lead to false negatives or underestimates of the amount of asbestos fibers present in the sample. Recently, NYS DOH added Ceiling Tiles with Cellulose to the list of materials to be analyzed via the NOB methods.

For these reasons, when analysis by PLM yields negative results for the presence of asbestos in NOB materials, The State of New York Department of Health (DOH) has issued the following requirements as of April 8, 2011: **NOBs and ceiling tiles with cellulose must be analyzed by one of the gravimetric matrix reduction methods, either the PLM method (ELAP Item 198.6) or the TEM method (198.4). The TEM method is the only method that can be used to report true negative results from NOB samples.**

EAS is approved by the NYS-DOH to perform analysis of NOB materials via Transmission Electron Microscopy (ELAP Item 198.4). The superior resolution of Transmission Electron Microscopy can detect the presence of asbestos fibers well beyond the range of PLM. In addition, the use of selected-area electron diffraction (SAED) and energy-dispersive spectroscopy (EDS) can positively identify asbestos fibers in the sample. **NOB samples determined to contain less than 1% asbestos via the TEM method, must also be analyzed via PLM (198.6) to verify the absence of large amphibole fibers which may not have been successfully transferred to the EM Grids.**

The State of New Jersey recently adopted amendments to their regulations requiring gravimetric reduction followed by PLM and TEM analysis for NOB building materials. The regulations can be found at http://lwd.doh.state.nj.us/labor/lssc/laws/Asbestos_law.html.

Recently (April 3, 2011), Maine DEP revised their regulations to require gravimetric reduction of NOBs <http://www.maine.gov/dep/rwm/asbestos/asbestosregulations.htm>.

Vermiculite - As of July 9, 2013, NYS has issued new guidance on Vermiculite loose bulk materials and insulation materials which contain Vermiculite. The following quotes have been taken from their guidance letter: *"If material is attic fill, block fill or other loose bulk vermiculite materials, it must be designated and treated as ACM. No approved analytical method currently exists to reliably confirm such vermiculite material as non-ACM."* *"Where thermal systems insulation (TSI), surfacing material, or other presumed ACM (PACM) or miscellaneous suspect ACM contain 10% vermiculite or less, certified laboratories may use ELAP Certification Manual Item 198.1 to determine the asbestos content of the material. Where TSI, surfacing materials, or other PACM or miscellaneous suspect ACM contain greater than 10% vermiculite, Item 198.6 may be used to evaluate the asbestos content of the material; provided, however, that any test results using this method must be reported with the following conspicuous disclaimer:"*

"This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

For more information see the EPA website at http://www.epa.gov/asbestos/pubs/verm_questions.html.

Surface Wipe Samples - Due to the fact that a large percentage of asbestos fibers released from deteriorating asbestos-containing materials or from improperly performed abatement activities are on the order of 5 micrometers or less and are near or below the resolution of a Polarized Light Microscope, Eastern Analytical Services, Inc. recommends that negative surface wipe samples be confirmed utilizing Transmission Electron Microscopy.

Point Counting - New York State Department of Health regulations require quantification of asbestos via the "Stratified Point Count" Method for all bulk samples originating from New York State. Please indicate the state of origin on the Chain of Custody form for all samples submitted to the laboratory. There is no additional charge for quantification using this method.

Layered Samples - NESHAP policy regarding layered bulk samples has changed. In the past, laboratories were required to analyze individual layers of multi-layered bulk samples separately, but report the results in terms of quantity of asbestos for the composite sample. This policy change requires that the layers be analyzed separately and reported as such. Additionally, materials are to be characterized as asbestos or non-asbestos based on the results of the individual layers.

As a result of this policy, EAS will be reporting the results of the individual layers of multi-layered bulk samples submitted for asbestos analysis **UNLESS COMPOSITE RESULTS ARE SPECIFICALLY REQUESTED BY THE CLIENT**. Additional layers for all bulk samples will be billed as separate samples.

If you have any questions concerning the above, please feel free to contact EAS.

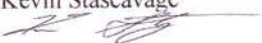


Eastern Analytical Services, Inc.

Page 1 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected : 07/08/2014
 Collected By : David G. Cole
 Date Received : 07/11/2014
 Date Analyzed : 07/17/2014
 Analyzed By : Kevin Stascavage
 Signature : 
 Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client: D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number		DW1A	DW1B	DW1C	JC1A
Layer Number					
Lab ID Number		2299980	2299981	2299982	2299983
Sample Location		Office Area Walls	Office Area Walls	Office Area Walls	Office Area Walls
Sample Description		Gray Wallboard	Gray Wallboard	Gray Wallboard	White Joint Compound
Method of Quantification		Visual Estimation	Visual Estimation	Visual Estimation	Point Count
Appearance	Layered	Yes	Yes	Yes	No
	Homogenous	No	No	No	Yes
	Fibrous	Yes	Yes	Yes	No
	Color	Gray/Brown/Orange	Gray/Brown/Orange	Gray/Brown	Beige
Sample Treatment		Homogenized	Homogenized	Homogenized	None
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	0.0	0.0	0.0	1.8
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0	1.8
Other Fibrous Materials Present	% Fibrous Glass	0.0	0.0	0.0	0.0
	% Cellulose	25.0	25.0	20.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Unidentified	0.0	0.0	0.0	0.0
Non-Fibrous Materials Present	% Silicates	40.0	45.0	45.0	0.0
	% Carbonates	15.0	15.0	15.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Unidentified	20.0	15.0	20.0	98.2

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
 Liability Limited To Cost Of Analysis. This Report Must Not be Used by the Client to Claim Product Endorsement by NVLAP or Any Agency of the US Government.
 These Results Can Not Be Used To Claim That NOB Items Tested Are Non-Asbestos Containing. Overall Lab Accuracy \pm 17%.
 AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

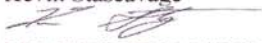


Eastern Analytical Services, Inc.

Page 2 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected : 07/08/2014
 Collected By : David G. Cole
 Date Received : 07/11/2014
 Date Analyzed : 07/17/2014
 Analyzed By : Kevin Stascavage
 Signature : 
 Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client: D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number		DW2A	DW2B	DW2C	JC2A
Layer Number					
Lab ID Number		2299986	2299987	2299988	2299989
Sample Location		Warehouse Section	Warehouse Section	Warehouse Section	Warehouse Section
Sample Description		White Wallboard	White Wallboard	White Wallboard	White Joint Compound
Method of Quantification		Visual Estimation	Visual Estimation	Visual Estimation	Visual Estimation
Appearance	Layered	Yes	Yes	Yes	No
	Homogenous	No	No	No	No
	Fibrous	Yes	Yes	Yes	No
	Color	Gray/Brown	Gray/Brown	White/Brown/Gray	White
Sample Treatment		Homogenized	Homogenized	Homogenized	Homogenized
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	0.0	0.0	0.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0	0.0
Other Fibrous Materials Present	% Fibrous Glass	3.0	3.0	2.0	0.0
	% Cellulose	25.0	5.0	25.0	5.0
	% Other	0.0	0.0	0.0	0.0
	% Unidentified	0.0	0.0	0.0	0.0
Non-Fibrous Materials Present	% Silicates	27.0	37.0	15.0	15.0
	% Carbonates	10.0	20.0	5.0	75.0
	% Other	0.0	0.0	0.0	0.0
	% Unidentified	35.0	35.0	53.0	5.0

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.

Liability Limited To Cost Of Analysis. This Report Must Not be Used by the Client to Claim Product Endorsement by NVLAP or Any Agency of the US Government.

These Results Can Not Be Used To Claim That NOB Items Tested Are Non-Asbestos Containing. Overall Lab Accuracy \pm 17%.

AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

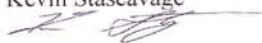


Eastern Analytical Services, Inc.

Page 3 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected : 07/08/2014
 Collected By : David G. Cole
 Date Received : 07/11/2014
 Date Analyzed : 07/17/2014
 Analyzed By : Kevin Stascavage
 Signature : 
 Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client: D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	JC2B	JC2C
Layer Number		
Lab ID Number	2299990	2299991
Sample Location	Warehouse Section	Warehouse Section
Sample Description	White Joint Compound	White Joint Compound
Method of Quantification	Visual Estimation	Visual Estimation
Appearance	Layered	No
	Homogenous	No
	Fibrous	No
	Color	White
Sample Treatment	Homogenized	Homogenized
Asbestos	% Amosite	0.0
Content	% Chrysotile	0.0
	% Other	0.0
	% Total Asbestos	0.0
Other Fibrous	% Fibrous Glass	0.0
Materials	% Cellulose	0.0
Present	% Other	0.0
	% Unidentified	0.0
Non-Fibrous	% Silicates	15.0
Materials	% Carbonates	75.0
Present	% Other	0.0
	% Unidentified	10.0

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
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Eastern Analytical Services, Inc.

Page 1 of 4

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Client D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Date Collected : 07/08/2014
Collected By : David G. Cole
Date Received : 07/11/2014
Date Analyzed : 07/15-17/2014
Analyzed By : Kevin Stascavage
Signature :
Analytical Method : NYS-DOH 198.6
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Sample ID Number	FT1A	FT1B	TM1A	TM1B
Layer Number				
Lab ID Number	2298823	2298824	2298825	2298826
Sample Location	Office Area Walls	Office Area Walls	Office Area On Concrete Floor	Office Area On Concrete Floor
Sample Description	Gray Speckled Floor Tile	Gray Speckled Floor Tile	Black Tile Mastic	Black Tile Mastic
Analytical Method	Plm	Plm	Plm	Plm
Appearance				
Layered	Yes	Yes	No	No
Homogenous	No	No	Yes	Yes
Fibrous	No	No	No	No
Color	Gray/Beige	Gray/Beige	Black	Black
Asbestos Content				
% Amosite	0.0	0.0	0.0	0.0
% Chrysotile	0.0	0.0	0.0	0.0
% Other	0.0	0.0	0.0	0.0
% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present				
% Organic	18.1	17.8	80.1	80.6
% Carbonates	72.8	73.1	11.4	12.0
% Other Inorganic	9.1	9.1	8.5	7.4

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
Liability Limited To Cost Of Analysis. This Report Must Not be Used by the Client to Claim Product Endorsement by NVLAP or Any Agency of the US Government.
These Results Cannot Be Used To Claim That NOB Items Tested Are Non-Asbestos Containing (Unless "% Other Inorganic", As Reported Above, Is Less Than One Percent).
This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.
AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095



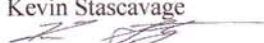
Eastern Analytical Services, Inc.

Page 2 of 4

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Client D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Date Collected : 07/08/2014
Collected By : David G. Cole
Date Received : 07/11/2014
Date Analyzed : 07/15-17/2014
Analyzed By : Kevin Stascavage
Signature : 
Analytical Method : NYS-DOH 198.6
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Sample ID Number	FT2A	FT2B	RT1A	RT1B
Layer Number				
Lab ID Number	2298827	2298828	2298829	2298830
Sample Location	Office Area	Office Area	Flat Roof Old Warehouse	Flat Roof Old Warehouse
Sample Description	Brown (9 x 9) Floor Tile	Brown (9 x 9) Floor Tile (Prepped, not Analyzed)	Silver Roof Tar	Silver Roof Tar
Analytical Method	Plm	Plm	Plm	Plm
Appearance	Layered Homogenous Fibrous Color	Yes No No Brown	Yes No Yes Silver/Black	Yes No Yes Silver/Black
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 1.6 0.0 1.6	NA NA NA NA	0.0 0.5 0.0 0.5
Other Materials Present	% Organic % Carbonates % Other Inorganic	22.2 52.1 24.1	NA 3.1 11.8	78.0 5.6 15.9

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.
Liability Limited To Cost Of Analysis. This Report Must Not be Used by the Client to Claim Product Endorsement by NVLAP or Any Agency of the US Government.
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Eastern Analytical Services, Inc.

Page 3 of 4

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected :	07/08/2014	Client	D.G. Cole
Collected By :	David G. Cole		122 Lincoln Avenue
Date Received :	07/11/2014		Waddington, NY 13694
Date Analyzed :	07/15-17/2014		
Analyzed By :	Kevin Stascavage		
Signature :			
Analytical Method :	NYS-DOH 198.6		
NVLAP Lab No.	101646-0		
NYS Lab No.	10851		

Sample ID Number		ST1A	ST1B	RT2A	RT2B
Layer Number					
Lab ID Number		2298831	2298832	2298833	2298834
Sample Location		Throughout Roof	Throughout Roof	Flat Roof New Warehouse	Flat Roof New Warehouse
Sample Description		Black Roof Sealing Tar	Black Roof Sealing Tar (Prepped, not Analyzed)	Black Roof Tar	Black Roof Tar
Analytical Method		Plm	Plm	Plm	Plm
Appearance	Layered	No	No	No	Yes
	Homogenous	Yes	Yes	Yes	No
	Fibrous	No	No	No	Yes
	Color	Black	Black	Black	Black
Asbestos Content	% Amosite	0.0	NA	0.0	0.0
	% Chrysotile	2.4	NA	< 0.1	< 0.1
	% Other	0.0	NA	0.0	0.0
	% Total Asbestos	2.4	NA	< 0.1	< 0.1
Other Materials Present	% Organic	28.9	NA	94.4	96.6
	% Carbonates	63.3	NA	1.4	0.1
	% Other Inorganic	5.4	NA	4.2	3.3

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Eastern Analytical Services, Inc.

Page 4 of 4

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected : 07/08/2014
 Collected By : David G. Cole
 Date Received : 07/11/2014
 Date Analyzed : 07/15-17/2014
 Analyzed By : Kevin Stascavage
 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	CT1A	CT1B	FF1A	FF1B
Layer Number				
Lab ID Number	2298835	2298836	2300262	2300263
Sample Location	Office Area	Office Area	Office Floor on Concrete	Office Floor on Concrete
Sample Description	White Drop Ceiling Tar	White Drop Ceiling Tar	White Floor Filler	White Floor Filler
Analytical Method	Plm	Plm	Plm	Plm
Appearance	Layered Homogenous Fibrous Color	Yes No Yes White	No Yes No Beige	No Yes No Beige
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Materials Present	% Organic % Carbonates % Other Inorganic	44.8 1.8 53.4	58.4 0.6 41.0	37.1 22.9 40.0
				29.8 41.9 28.3

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Eastern Analytical Services, Inc.

Page 1 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Client D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Date Collected : 07/08/2014
Collected By : David G. Cole
Date Received : 07/11/2014
Date Analyzed : 07/17/2014
Analyzed By : Ghayath Elias
Signature :
Analytical Method : NYS-DOH 198.4
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Sample ID Number	FT1A	FT1B	TM1A	TM1B
Layer Number				
Lab ID Number	2298823	2298824	2298825	2298826
Sample Location	Office Area Walls	Office Area Walls	Office Area On Concrete Floor	Office Area On Concrete Floor
Sample Description	Gray Speckled Floor Tile	Gray Speckled Floor Tile	Black Tile Mastic	Black Tile Mastic
Analytical Method	Tem	Tem	Tem	Tem
Appearance				
Layered	Yes	Yes	No	No
Homogenous	No	No	Yes	Yes
Fibrous	No	No	No	No
Color	Gray/Beige	Gray/Beige	Black	Black
Asbestos Content				
% Amosite	0.0	0.0	0.0	0.0
% Chrysotile	0.0	0.0	0.0	0.0
% Other	0.0	0.0	0.0	0.0
% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present				
% Organic	18.1	17.8	80.1	80.6
% Carbonates	72.8	73.1	11.4	12.0
% Other Inorganic	9.1	9.1	8.5	7.4

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Eastern Analytical Services, Inc.

Page 2 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Client D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Date Collected : 07/08/2014
Collected By : David G. Cole
Date Received : 07/11/2014
Date Analyzed : 07/17/2014
Analyzed By : Ghayath Elias
Signature : 
Analytical Method : NYS-DOH 198.4
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Sample ID Number		RT1A	RT1B	RT2A	RT2B
Layer Number					
Lab ID Number		2298829	2298830	2298833	2298834
Sample Location		Flat Roof Old Warehouse	Flat Roof Old Warehouse	Flat Roof New Warehouse	Flat Roof New Warehouse
Sample Description		Silver Roof Tar	Silver Roof Tar	Black Roof Tar	Black Roof Tar
Analytical Method		Tem	Tem	Tem	Tem
Appearance	Layered	Yes	Yes	No	Yes
	Homogenous	No	No	Yes	No
	Fibrous	Yes	Yes	No	Yes
	Color	Silver/Black	Silver/Black	Black	Black
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	< 0.1	< 0.2	< 0.1	0.3
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	< 0.1	< 0.2	< 0.1	0.3
Other Materials Present	% Organic	85.1	78.0	94.4	96.6
	% Carbonates	3.1	5.6	1.4	0.1
	% Other Inorganic	11.8	16.4	4.2	3.0

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Eastern Analytical Services, Inc.

Page 3 of 3

Bulk Sample Results

RE: CPN 707 - Newell Building - 100 Patterson Street - Ogdensburg, NY

Date Collected :	07/08/2014	Client	D.G. Cole
Collected By :	David G. Cole		122 Lincoln Avenue
Date Received :	07/11/2014		Waddington, NY 13694
Date Analyzed :	07/17/2014		
Analyzed By :	Ghayath Elias		
Signature :			
Analytical Method :	NYS-DOH 198.4		
NVLAP Lab No.	101646-0		
NYS Lab No.	10851		

Sample ID Number		CT1A	CT1B	FF1A	FF1B
Layer Number					
Lab ID Number		2298835	2298836	2300262	2300263
Sample Location		Office Area	Office Area	Office Floor on Concrete	Office Floor on Concrete
Sample Description		White Drop Ceiling Tar	White Drop Ceiling Tar	White Floor Filler	White Floor Filler
Analytical Method		Tem	Tem	Tem	Tem
Appearance	Layered	Yes	Yes	No	No
	Homogenous	No	No	Yes	Yes
	Fibrous	Yes	Yes	No	No
	Color	White	White	Beige	Beige
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	0.0	0.0	0.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present	% Organic	44.8	58.4	37.1	29.8
	% Carbonates	1.8	0.6	22.9	41.9
	% Other Inorganic	53.4	41.0	40.0	28.3

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AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

D.G. Cole

P.O. Box 237

LaFargeville, NY 13656

FILE NUMBER: 11-61566

LICENSE NUMBER: 61566

LICENSE CLASS: RESTRICTED

DATE OF ISSUE: 08/28/2013

EXPIRATION DATE: 08/31/2014

Duly Authorized Representative – David Cole:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko

Eileen M. Franko, Acting Director
For the Commissioner of Labor

SH 432 (8/12)

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



DAVID G COLE
CLASS(EXPIRES)

C ATEC(05/15) D INSP(05/15)
H PM (05/15)

CERT# 10-16749
DMV# 169770162

MUST BE CARRIED ON ASBESTOS PROJECTS



Asbestos Project Monitor/Building Inspector

NYDOL Asbestos License # 61566

122 Lincoln Ave.

Waddington, NY 13694

Phone: (503) 881-8459

kogsheliport@gmail.com

August 11th, 2014

City of Ogdensburg
330 Ford St.
Ogdensburg, NY 13669

Re: Pre-Demolition Asbestos Survey
Newberry Building
212 Ford St.
Ogdensburg, NY 13669

Dear Mr. Mallette,

Per New York Code Rule section 56-5.1g, asbestos survey requirements, a copy of the Pre-Demolition survey needs to be sent to the local entity charged with issuing a remodel / demolition permit. This survey shall be kept on the construction / demolition site with the asbestos notification and any required variance throughout the duration of the project.

On Friday, August 1st, 2014 we visited the above referenced site and conducted an asbestos survey. I collected several samples of building materials suspected to contain asbestos. These were tested by Polarized Light Microscopy Method 198.1 for New York friable samples and 198.6 for non-friable, organically bound materials. Where necessary, Transmission Electron Microscopy was used to comply with New York State requirements to determine if certain materials can be treated as non-asbestos containing.

The laboratory results for all samples showed two (2) materials that tested positive for the presence of asbestos. Two (2) more materials, air-cell pipe wrap, and associated mudded fittings, are presumed positive. According to New York Industrial Code Rule 56, abatement of this material is required before demolishing said property. The table of asbestos containing materials is listed on the following pages along with a floor plan, chain of custody, laboratory results and state certifications. After reviewing this report, if you have any questions, please feel free to contact me.

Regards,

David G. Cole

Asbestos Project Monitor/Building Inspector

ASBESTOS CONTAINING MATERIAL – 212 FORD ST., OGDENSBURG, NY

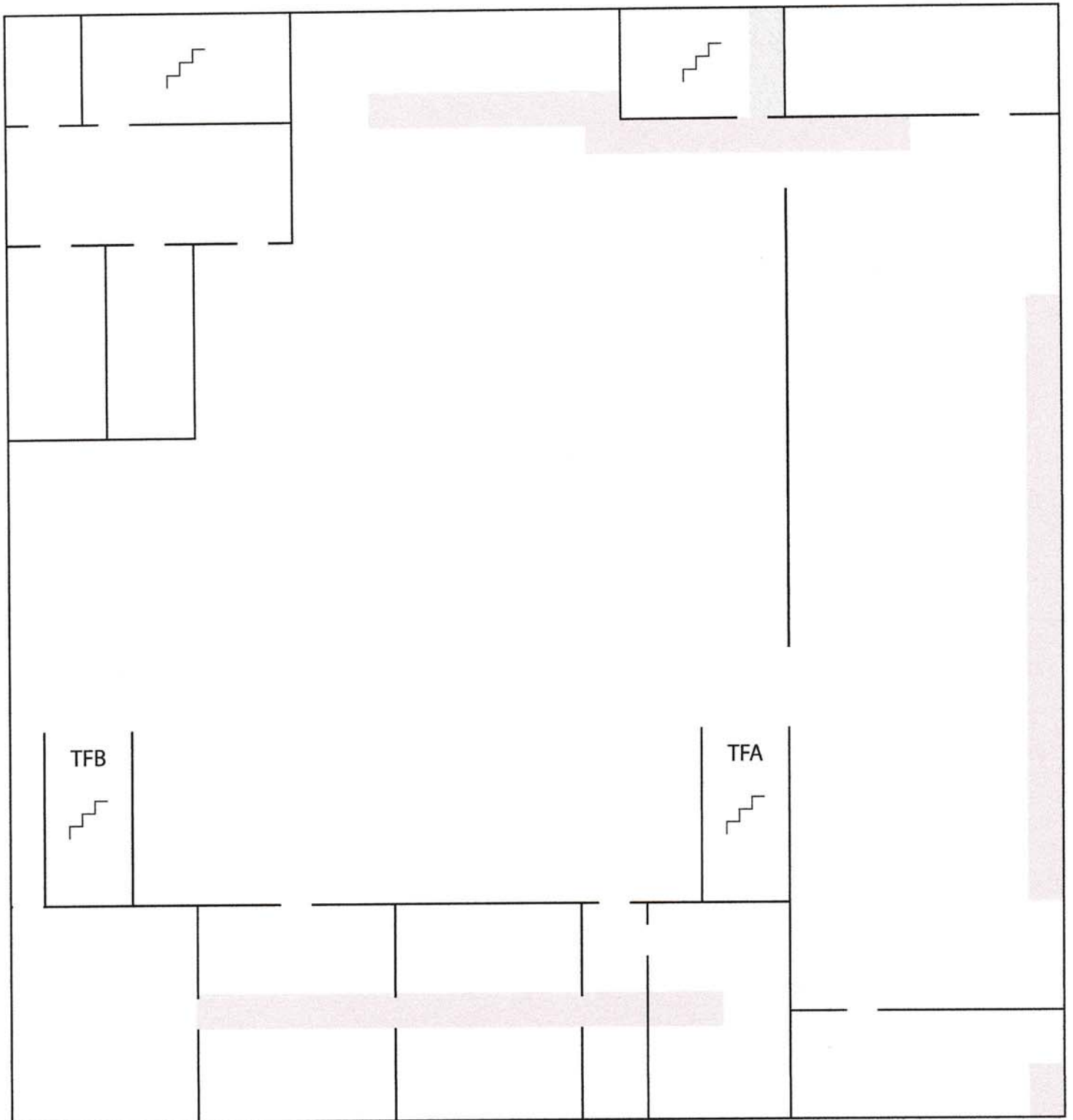
Material	Location	Quantity	Friability	Condition
Cellar				
White Pipe Wrap*	Cellar and Wall Chases	350 li. ft.	Friable	Poor
Mudded Fittings*	Cellar Fire Exit Stairwell	4 1 sq. ft. Fittings	Friable	Poor
Walls				
Joint Compound	Walls and Ceilings 1st, 2nd, and 3rd floors	+7000 sq. ft.	Friable	Poor
Roof				
Silver and Black Tar	Roof Parapet Seams	200 sq. ft.	Non Friable	Poor

*Material not tested. Assumed asbestos containing.

Incidental disturbances in the cellar associated with Air-Cell and Mudded Fittings

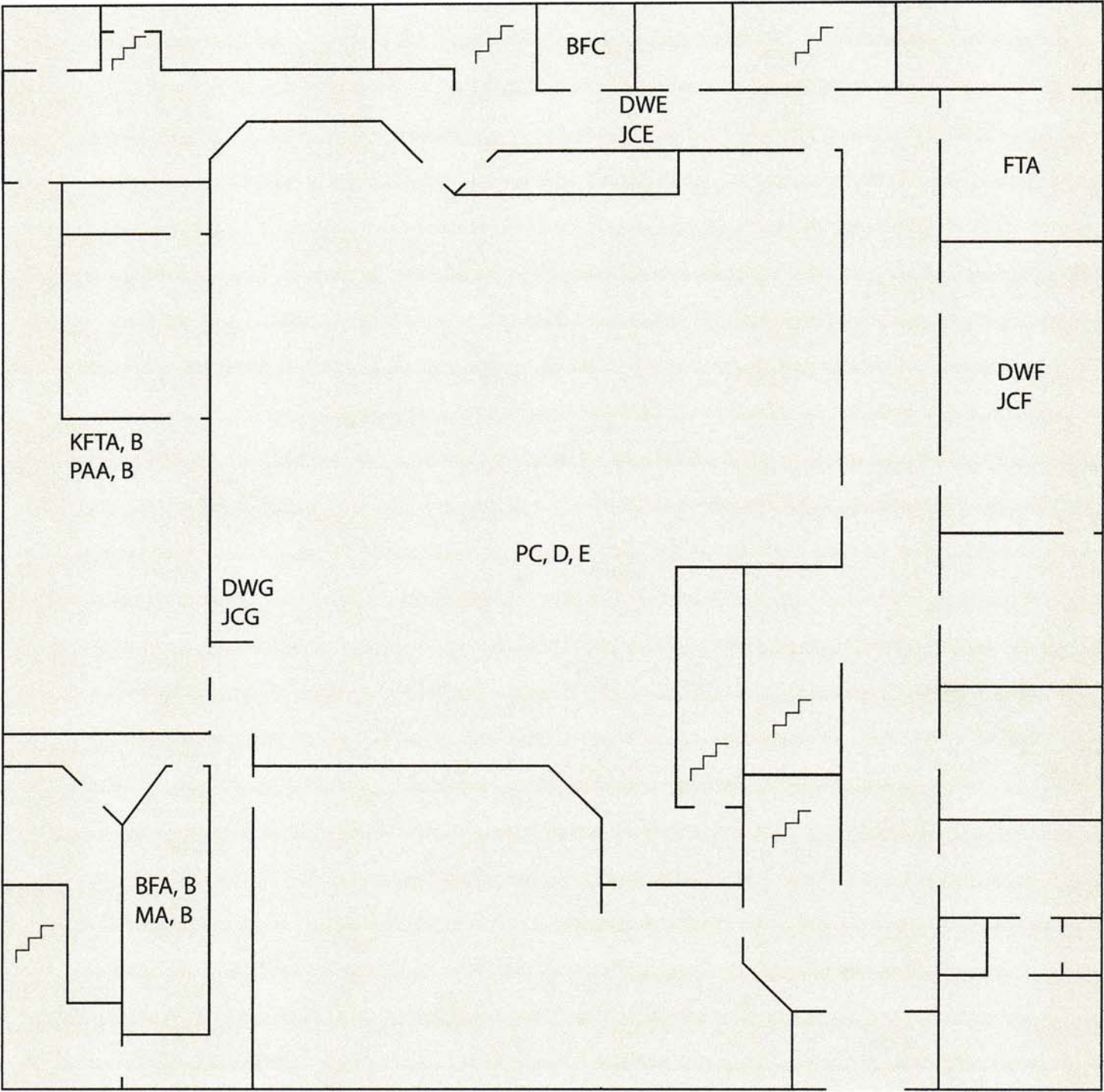


Cellar



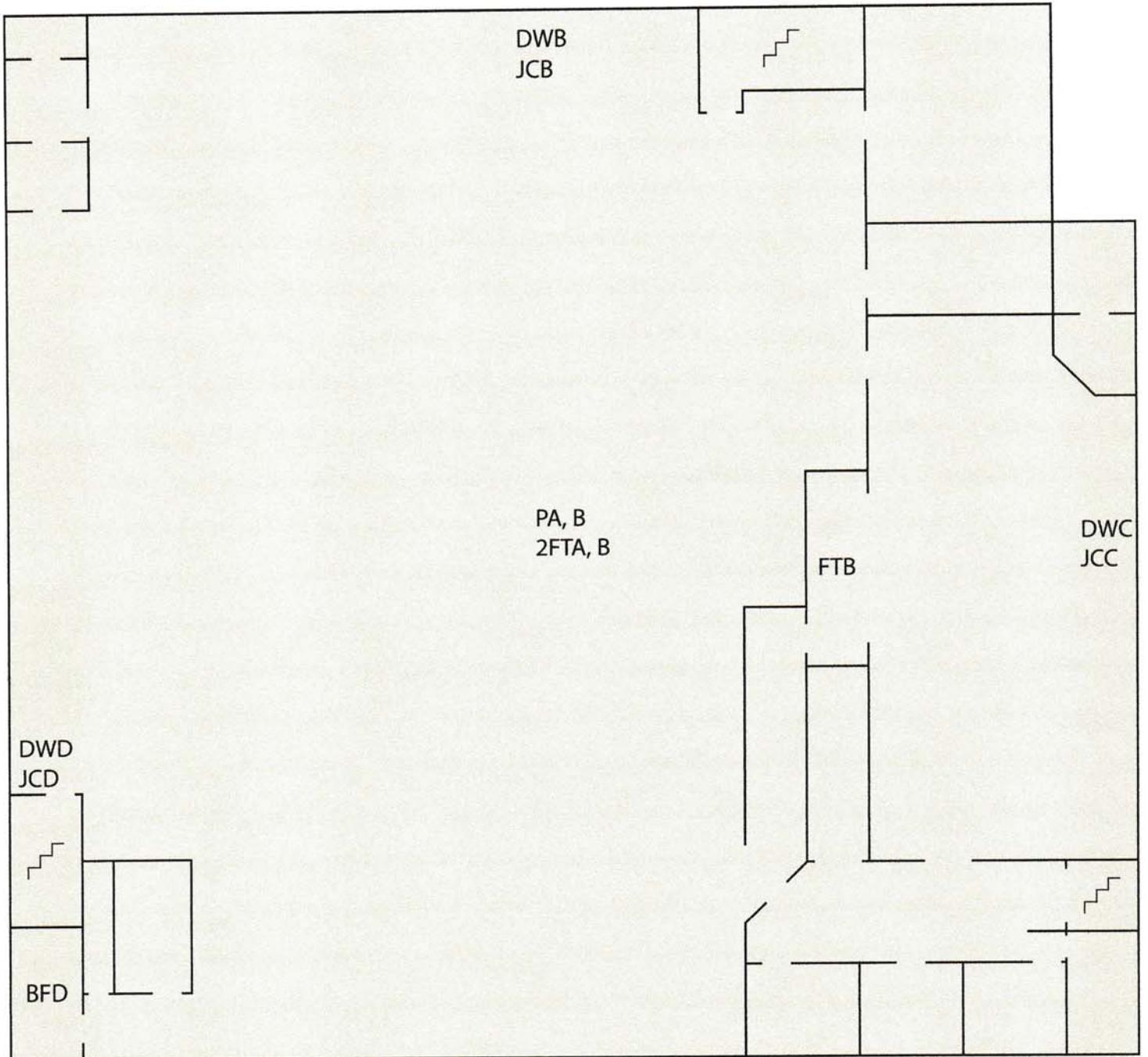
← 212 Ford Street →

First Floor



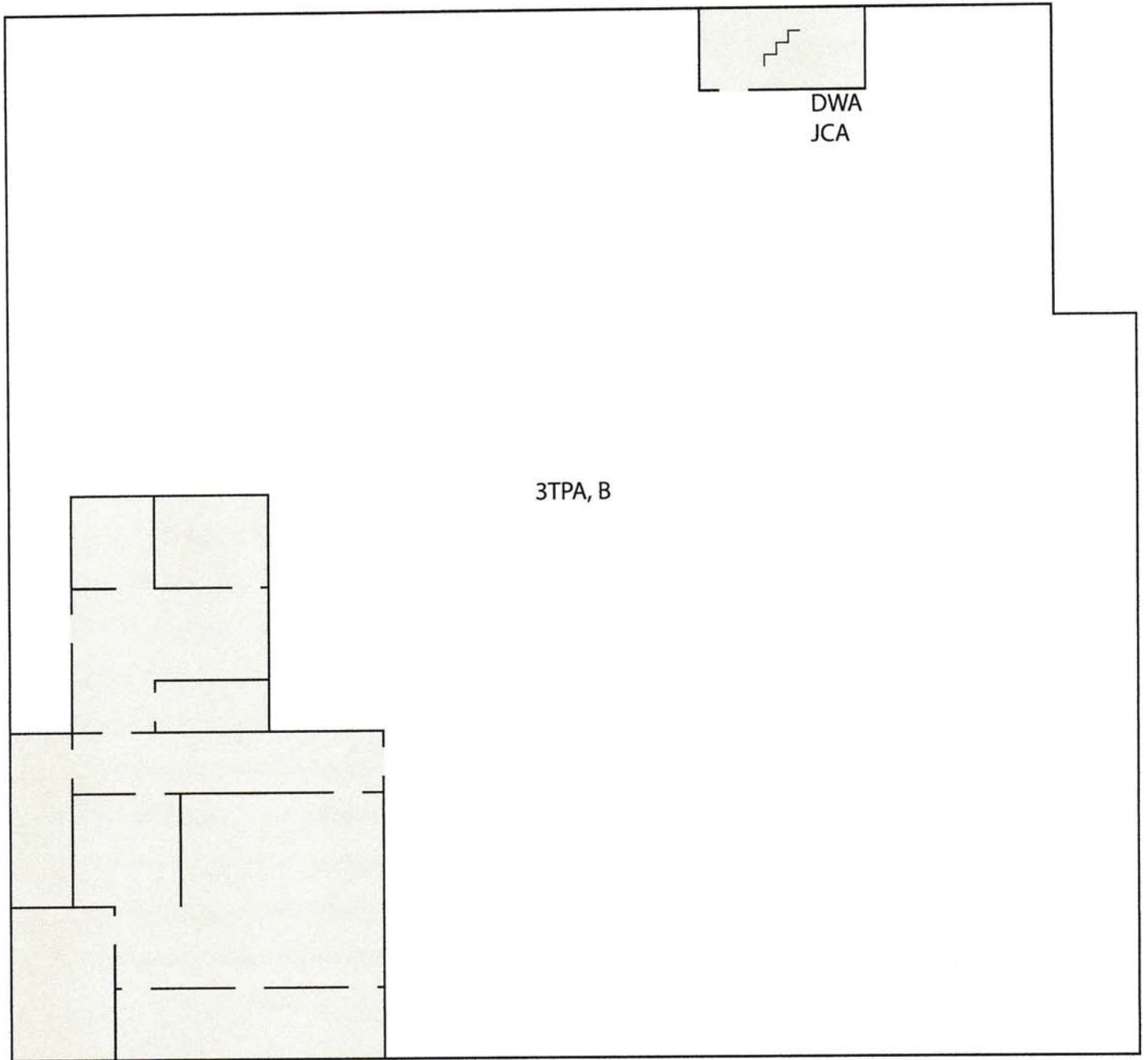
← 212 Ford Street →

Second Floor



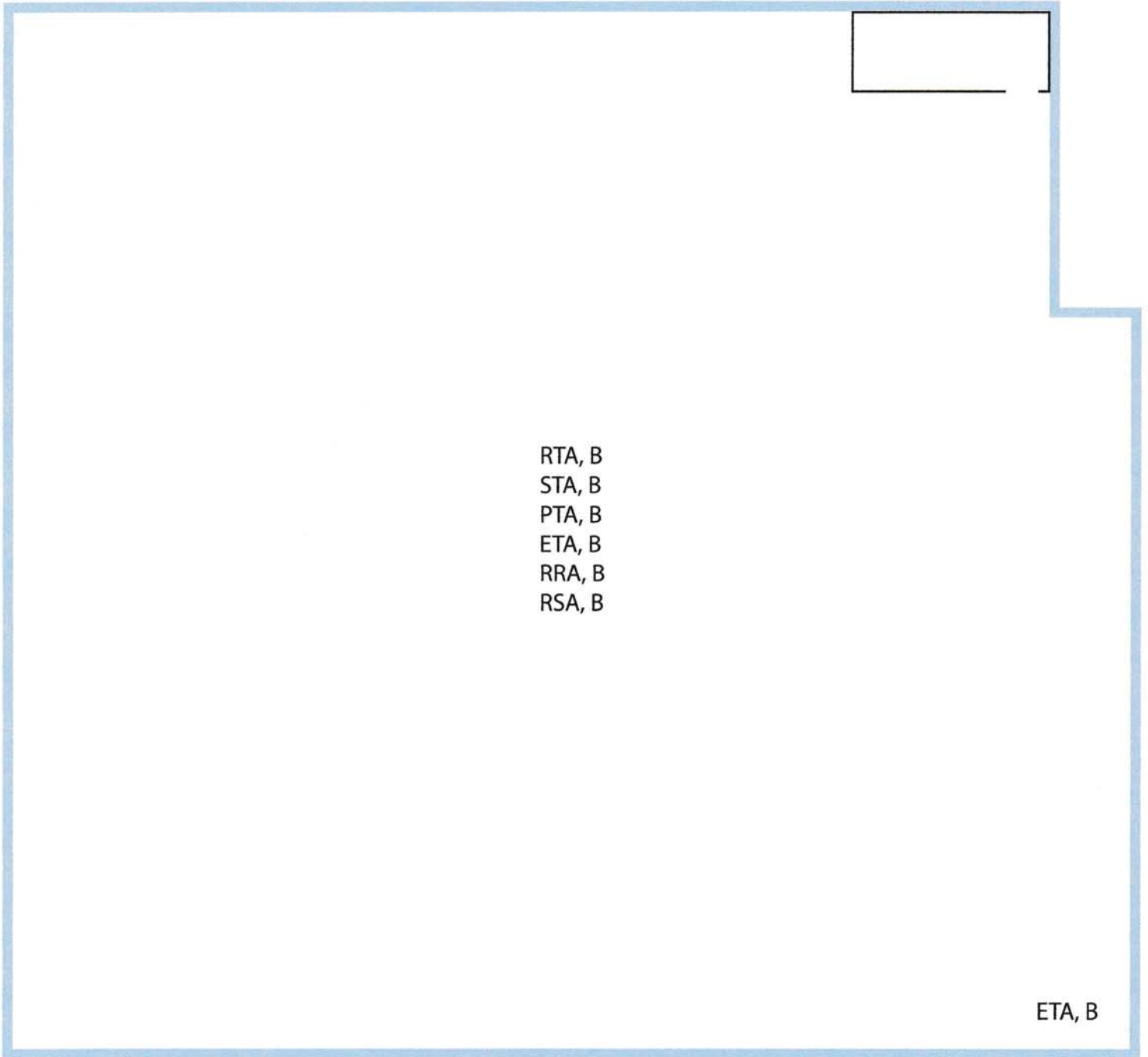
← 212 Ford Street →

Third Floor



← 212 Ford Street →

Roof



← 212 Ford Street →

EAS[®]

PLM Analysis Memo

Non-Friable Organically Bound (NOB) Materials - This term refers to a wide variety of building materials, such as vinyl or asphalt floor tile, resilient floor covering, mastic, asphalt shingle, roofing material, caulk, putty, etc.. Polarized Light Microscopy (PLM) analysis has limitations when NOB materials are encountered. These limitations, such as the inability to detect thin or extremely short fibers (less than 1 micrometer in length) generated during the milling process and/or the difficulty of separating asbestos fibers and bundles from the resinous matrix, may lead to false negatives or underestimates of the amount of asbestos fibers present in the sample. Recently, NYS DOH added Ceiling Tiles with Cellulose to the list of materials to be analyzed via the NOB methods.

For these reasons, when analysis by PLM yields negative results for the presence of asbestos in NOB materials, The State of New York Department of Health (DOH) has issued the following requirements as of April 8, 2011: NOBs and ceiling tiles with cellulose must be analyzed by one of the gravimetric matrix reduction methods, either the PLM method (ELAP Item 198.6) or the TEM method (198.4). The TEM method is the only method that can be used to report true negative results from NOB samples.

EAS is approved by the NYS-DOH to perform analysis of NOB materials via Transmission Electron Microscopy (ELAP Item 198.4). The superior resolution of Transmission Electron Microscopy can detect the presence of asbestos fibers well beyond the range of PLM. In addition, the use of selected-area electron diffraction (SAED) and energy-dispersive spectroscopy (EDS) can positively identify asbestos fibers in the sample. NOB samples determined to contain less than 1% asbestos via the TEM method, must also be analyzed via PLM (198.6) to verify the absence of large amphibole fibers which may not have been successfully transferred to the EM Grids.

The State of New Jersey recently adopted amendments to their regulations requiring gravimetric reduction followed by PLM and TEM analysis for NOB building materials. The regulations can be found at <http://lwd.doh.state.nj.us/labor/lse/laws/AsbestosLaw.html>.

Recently (April 3, 2011), Maine DEP revised their regulations to require gravimetric reduction of NOBs <http://www.maine.gov/dep/rwm/asbestos/asbestosregulations.htm>.

Vermiculite - As of July 9, 2013, NYS has issued new guidance on Vermiculite loose bulk materials and insulation materials which contain Vermiculite. The following quotes have been taken from their guidance letter: *"If material is attic fill, block fill or other loose bulk vermiculite materials, it must be designated and treated as ACM. No approved analytical method currently exists to reliably confirm such vermiculite material as non-ACM."* *"Where thermal systems insulation (TSI), surfacing material, or other presumed ACM (PACM) or miscellaneous suspect ACM contain 10% vermiculite or less, certified laboratories may use ELAP Certification Manual Item 198.1 to determine the asbestos content of the material. Where TSI, surfacing materials, or other PACM or miscellaneous suspect ACM contain greater than 10% vermiculite, Item 198.6 may be used to evaluate the asbestos content of the material; provided, however, that any test results using this method must be reported with the following conspicuous disclaimer:"*

"This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite."

For more information see the EPA website at http://www.epa.gov/asbestos/pubs/verm_questions.html.

Surface Wipe Samples - Due to the fact that a large percentage of asbestos fibers released from deteriorating asbestos-containing materials or from improperly performed abatement activities are on the order of 5 micrometers or less and are near or below the resolution of a Polarized Light Microscope, Eastern Analytical Services, Inc. recommends that negative surface wipe samples be confirmed utilizing Transmission Electron Microscopy.

Point Counting - New York State Department of Health regulations require quantification of asbestos via the "Stratified Point Count" Method for all bulk samples originating from New York State. Please indicate the state of origin on the Chain of Custody form for all samples submitted to the laboratory. There is no additional charge for quantification using this method.

Layered Samples - NESHAP policy regarding layered bulk samples has changed. In the past, laboratories were required to analyze individual layers of multi-layered bulk samples separately, but report the results in terms of quantity of asbestos for the composite sample. This policy change requires that the layers be analyzed separately and reported as such. Additionally, materials are to be characterized as asbestos or non-asbestos based on the results of the individual layers.

As a result of this policy, EAS will be reporting the results of the individual layers of multi-layered bulk samples submitted for asbestos analysis UNLESS COMPOSITE RESULTS ARE SPECIFICALLY REQUESTED BY THE CLIENT. Additional layers for all bulk samples will be billed as separate samples.

If you have any questions concerning the above, please feel free to contact EAS.

**BILLING INFORMATION:**

D.G. Cole
122 Lincoln Ave., Waddington, NY 13694
PH: (503) 881-8459 Fax: (888) 241-1481

BULK SAMPLE CHAIN OF CUSTODY**PROJECT NAME:** Newberry Building**PROJECT LOCATION:** 212 Ford St., Ogdensburg, NY 13669**PAGE #:** 3**JOB #:** 730

LAB ID #	SAMPLE ID #	HSA #	SAMPLE DESCRIPTION	SAMPLE LOCATION	F/NF	ANALYSIS REQUESTED
	PA	4500 sq ft.	Grey Wall Plaster	Walls and Ceilings 1 st & 2 nd Floor, ceiling Cellar	F	ELAP
	PB	4500 sq ft.	Grey Wall Plaster	Walls and Ceilings 1 st & 2 nd Floor, ceiling Cellar	F	ELAP
	PC	4500 sq ft.	Grey Wall Plaster	Walls and Ceilings 1 st & 2 nd Floor, ceiling Cellar	F	ELAP
	PD	4500 sq ft.	Grey Wall Plaster	Walls and Ceilings 1 st & 2 nd Floor, ceiling Cellar	F	ELAP
	PE	4500 sq ft.	Grey Wall Plaster	Walls and Ceilings 1 st & 2 nd Floor, ceiling Cellar	F	ELAP
	DWA	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWB	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWC	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWD	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWE	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWF	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	DWG	+5000 sq ft.	White Wall Board	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCA	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCB	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCC	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCD	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCE	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCF	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP
	JCG	+5000 sq ft.	White Surfacing Marterial	Walls and Ceilings 1 st , 2 nd and 3 rd Floors	F	ELAP

TURN AROUND TIME: 5 day**POSITIVE STOP:** Yes**Collected by:****Relinquished by:****Received by (lab):****Email results to:**kogsheliport@gmail.com**D. Cole****D. Cole****DATE/TIME:** 8/01/14 - 1500 hr.**DATE/TIME:** 8/02/14 - USPS**DATE/TIME:** /**ANALYSIS PERFORMED FOR:****COMPANY:** D.G. Cole**CONTACT** Dave Cole**COMPANY ADDRESS:** 122 Lincoln Ave., Waddington, NY 13694**COMPANY PHONE #:** 503-881-8459



Eastern Analytical Services, Inc.

Page 1 of 4

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
Collected By : David G. Cole
Date Received : 08/04/2014
Date Analyzed : 08/07/2014
Analyzed By : Ghayath Elias
Signature :

Client: D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)

NVLAP Lab No. 101646-0

NYS Lab No. 10851

Sample ID Number	PA	PB	PC	PD
Layer Number				
Lab ID Number	2304713	2304714	2304715	2304716
Sample Location	Walls & Ceilings 1st & 2nd Floor Ceiling Cellar	Walls & Ceilings 1st & 2nd Floor Ceiling Cellar	Walls & Ceilings 1st & 2nd Floor Ceiling Cellar	Walls & Ceilings 1st & 2nd Floor Ceiling Cellar
Sample Description	Gray Wall Plaster	Gray Wall Plaster	Gray Wall Plaster	Gray Wall Plaster
Method of Quantification	Visual Estimation	Visual Estimation	Visual Estimation	Visual Estimation
Appearance	Layered Homogenous Fibrous Color	Yes No No Gray	Yes No No Gray	Yes No No Gray/Brown
Sample Treatment	Homogenized	Homogenized	Homogenized	Homogenized
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Fibrous Materials Present	% Fibrous Glass % Cellulose % Other % Unidentified	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Non-Fibrous Materials Present	% Silicates % Carbonates % Other % Unidentified	30.0 20.0 0.0 50.0	30.0 20.0 0.0 50.0	30.0 30.0 0.0 40.0

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.

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AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095



Eastern Analytical Services, Inc.

Page 2 of 4

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
 Collected By : David G. Cole
 Date Received : 08/04/2014
 Date Analyzed : 08/07/2014
 Analyzed By : Ghayath Elias
 Signature :

Client: D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Sample ID Number	PE	DWA	DWB	DWC
Layer Number				
Lab ID Number	2304717	2304718	2304719	2304720
Sample Location	Walls & Ceilings 1st & 2nd Floor Ceiling Cellar	Walls & Ceilings 1st, 2nd & 3rd Floors	Walls & Ceilings 1st, 2nd & 3rd Floors	Walls & Ceilings 1st, 2nd & 3rd Floors
Sample Description	Gray Wall Plaster	White Wallboard	White Wallboard	White Wallboard
Method of Quantification	Visual Estimation	Visual Estimation	Visual Estimation	Visual Estimation
Appearance	Layered Homogenous Fibrous Color	Yes No Yes Gray/Brown	Yes No Yes Gray/Brown	Yes No Yes Gray/Brown
Sample Treatment	Homogenized	Homogenized	Homogenized	Homogenized
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Fibrous Materials Present	% Fibrous Glass % Cellulose % Other % Unidentified	0.0 0.0 0.0 0.0	2.0 8.0 0.0 0.0	2.0 8.0 0.0 0.0
Non-Fibrous Materials Present	% Silicates % Carbonates % Other % Unidentified	30.0 20.0 0.0 50.0	10.0 20.0 0.0 60.0	10.0 20.0 0.0 60.0

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Eastern Analytical Services, Inc.

Page 3 of 4

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
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 Analyzed By : Ghayath Elias
 Signature : 
 Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client: D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	DWD	DWE	DWF	DWG
Layer Number				
Lab ID Number	2304721	2304722	2304723	2304724
Sample Location	Walls & Ceilings 1st, 2nd & 3rd Floors	Walls & Ceilings 1st, 2nd & 3rd Floors	Walls & Ceilings 1st, 2nd & 3rd Floors	Walls & Ceilings 1st, 2nd & 3rd Floors
Sample Description	White Wallboard	White Wallboard	White Wallboard	White Wallboard
Method of Quantification	Visual Estimation	Visual Estimation	Visual Estimation	Visual Estimation
Appearance	Layered Homogenous Fibrous Color	Yes No Yes Gray/Brown	Yes No Yes Gray/Brown	Yes No No Gray/Brown
Sample Treatment	Homogenized	Homogenized	Homogenized	Homogenized
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Fibrous Materials Present	% Fibrous Glass % Cellulose % Other % Unidentified	1.0 4.0 0.0 0.0	2.0 8.0 0.0 0.0	0.0 10.0 0.0 0.0
Non-Fibrous Materials Present	% Silicates % Carbonates % Other % Unidentified	5.0 30.0 0.0 60.0	10.0 20.0 0.0 60.0	30.0 0.0 0.0 60.0

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Eastern Analytical Services, Inc.

Page 4 of 4

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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Collected By : David G. Cole
Date Received : 08/04/2014
Date Analyzed : 08/07/2014
Analyzed By : Ghayath Elias
Signature : 
Analytical Method : EPA/600/R-93/116/NYS-DOH 198.1 (PLM)
NVLAP Lab No. 101646-0
NYS Lab No. 10851

Client: D.G. Cole
122 Lincoln Avenue
Waddington, NY 13694

Sample ID Number JCA

Layer Number

Lab ID Number 2304725

Sample Location Walls & Ceilings
1st, 2nd & 3rd
Floors

Sample Description White Surfacing
Material

Method of Quantification Point Count

Appearance	Layered	No
	Homogenous	Yes
	Fibrous	No
	Color	White

Sample Treatment None

Asbestos	% Amosite	0.0
Content	% Chrysotile	2.3
	% Other	0.0
	% Total Asbestos	2.3

Other Fibrous	% Fibrous Glass	0.0
Materials	% Cellulose	0.0
Present	% Other	0.0
	% Unidentified	0.0

Non-Fibrous	% Silicates	0.0
Materials	% Carbonates	0.0
Present	% Other	0.0
	% Unidentified	97.7

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**BILLING INFORMATION:**

D.G. Cole
122 Lincoln Ave., Waddington, NY 13694
PH: (503) 881-8459

BULK SAMPLE CHAIN OF CUSTODY**PROJECT NAME:** Newberry Building**PROJECT LOCATION:** 212 Ford St., Ogdensburg, NY 13669**PAGE #:** 1**JOB #:** 730

LAB ID #	SAMPLE ID #	HSA #	SAMPLE DESCRIPTION	SAMPLE LOCATION	F/NF	ANALYSIS REQUESTED
	KFTA	900 sq ft.	Grey Speckald 12x12 Floor Tile	Kitchen Floor 1 st Floor	NF	ELAP
	KFTB	900 sq ft.	Grey Speckald 12x12 Floor Tile	Kitchen Floor 1st Floor	NF	ELAP
	BFA	60 sq ft.	Tan and Blue Floor Tiles	Back Bathroom 1 st Floor	NF	ELAP
	MA	760 sq ft.	Black Tile Adhesive	All Bathrooms 1 st Floor	NF	ELAP
	BFB	760 sq ft.	Tan and Blue Floor Tiles	Back Bathroom 1st Floor	NF	ELAP
	MB	700 sq ft.	Black Tile Adhesive	All Bathrooms 1st Floor	NF	ELAP
	BFC	700 sq ft.	Blue Mottled 12x12 Floor Tiles	Bathrooms 1 st and 2 nd Floor	NF	ELAP
	BFD	740 sq ft.	Blue Mottled 12x12 Floor Tiles	Bathrooms 1st and 2nd Floor	NF	ELAP
	FTA	500 sq ft.	Cream colored Floor Tile	East Room 1 st Floor	NF	ELAP
	FTB	500 sq ft.	Cream colored Floor Tile	East Room 2 nd Floor	NF	ELAP
	2FTA	800 sq ft.	Red and Black Floor Tiles	Main Room 2 nd Floor	NF	ELAP
	2FTB	800 sq ft.	Red and Black Floor Tiles	Main Room 2nd Floor	NF	ELAP
	TFA	500 sq ft.	Orange and Black Trazzo Flooring	Two Stairways To Cellar	NF	ELAP
	TFB	500 sq ft.	Orange and Black Trazzo Flooring	Two Stairways To Cellar	NF	ELAP
	PAA	3000 sq ft.	Tan Flexible Adhesive	Bathroom/Kitchen Walls and Baseboards	NF	ELAP
	PAB	3000 sq ft.	Tan Flexible Adhesive	Bathroom/Kitchen Walls and Baseboards	NF	ELAP
	3TPA	3000 sq ft.	Black Tar Paper	3 rd Floor, Floors	NF	ELAP
	3TPB	3000 sq ft.	Black Tar Paper	3rd Floor, Floors	NF	ELAP

TURN AROUND TIME: 5 day**POSITIVE STOP:** Yes**Collected by:****Relinquished by:****Received by (lab):****Email results to:**kogsheliport@gmail.com**D. Cole****D. Cole****DATE/TIME:** 8/01/14 - 1500 hr.**DATE/TIME:** 8/02/14 - USPS**DATE/TIME:** /**ANALYSIS PERFORMED FOR:****COMPANY:** D.G. Cole**CONTACT** Dave Cole**COMPANY ADDRESS:** 122 Lincoln Ave., Waddington, NY 13694**COMPANY PHONE #:** 503-881-8459

**BILLING INFORMATION:**

D.G. Cole
122 Lincoln Ave., Waddington, NY 13694
PH: (503) 881-8459 Fax: (888) 241-1481

BULK SAMPLE CHAIN OF CUSTODY**PROJECT NAME:** Newberry Building**PROJECT LOCATION:** 212 Ford St., Ogdensburg, NY 13669**PAGE #:** 2**JOB #:** 730

LAB ID #	SAMPLE ID #	HSA #	SAMPLE DESCRIPTION	SAMPLE LOCATION	F/NF	ANALYSIS REQUESTED
	RTA	10000 sq ft.	Shiny Black Tar	Bottom Layer Of Roofing	NF	ELAP
	RTB	10000 sq ft.	Shiny Black Tar	Bottom Layer Of Roofing	NF	ELAP
	STA	100 sq ft.	Flexible Black Tar	Seams Black Rubber Roofing	NF	ELAP
	STB	100 sq ft.	Flexible Black Tar	Seams Black Rubber Roofing	NF	ELAP
	PTA	100 sq ft.	Hard Black Tar	Roof Parapet	NF	ELAP
	PTB	100 sq ft.	Hard Black Tar	Roof Parapet	NF	ELAP
	ETA	100 sq ft.	Silver and Black Tar	Roof Parapet Seams	NF	ELAP
	ETB	100 sq ft.	Silver and Black Tar	Roof Parapet Seams	NF	ELAP
	RRA	600 sq ft.	Black Asphalt Roofing	Faux Roof Front Of Building	NF	ELAP
	RRB	600 sq ft.	Black Asphalt Roofing	Faux Roof Front Of Building	NF	ELAP
	RSA	600 sq ft.	Speckald Asphalt Roof Shingle	Faux Roof Front Of Building	NF	ELAP
	RSB	600 sq ft.	Speckald Asphalt Roof Shingle	Faux Roof Front Of Building	NF	ELAP

TURN AROUND TIME: 5 days**POSITIVE STOP:** Yes**Collected by:**D. Cole**DATE:**8/01/14 - 1500hr**Relinquished by:**D. Cole**DATE/TIME:**8/02/14 - USPS**Received by (lab):****DATE/TIME:**/**Email results to:** kogsheliport@gmail.com

ANALYSIS PERFORMED FOR:			
COMPANY:	D.G. Cole	CONTACT	Dave Cole
COMPANY ADDRESS:	122 Lincoln Ave., Waddington, NY 13694	COMPANY PHONE #:	503-881-8459

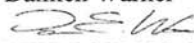


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Page 1 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
 Collected By : David G. Cole
 Date Received : 08/04/2014
 Date Analyzed : 08/07/2014
 Analyzed By : Damien Warner
 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	KFTA	KFTB	BFA	MA
Layer Number				
Lab ID Number	2304498	2304499	2304500	2304501
Sample Location	Kitchen Floor 1st Floor	Kitchen Floor 1st Floor	Back Bathroom 1st Floor	All Bathrooms 1st Floor
Sample Description	Gray Speckled 12 x 12 Floor Tile	Gray Speckled 12 x 12 Floor Tile	Tan and Blue Floor Tiles	Black Tile Adhesive
Analytical Method	Plm	Plm	Plm	Plm
Appearance				
Layered	No	No	Yes	No
Homogenous	Yes	Yes	No	Yes
Fibrous	No	No	No	No
Color	Gray	Gray	Tan/Blue	Black
Asbestos Content				
% Amosite	0.0	0.0	0.0	0.0
% Chrysotile	0.0	0.0	0.0	0.0
% Other	0.0	0.0	0.0	0.0
% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present				
% Organic	16.3	16.0	16.7	74.5
% Carbonates	79.8	80.9	75.9	11.9
% Other Inorganic	3.9	3.1	7.4	13.6

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AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095

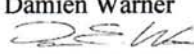


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Page 2 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number		BFB	MB	BFC	BFD
Layer Number					
Lab ID Number		2304502	2304503	2304504	2304505
Sample Location		Back Bathroom 1st Floor	All Bathrooms 1st Floor	Bathrooms 1st & 2nd Floor	Bathrooms 1st & 2nd Floor
Sample Description		Tan and Blue Floor Tiles	Black Tile Adhesive	Blue Mottled 12 x 12 Floor Tiles	Blue Mottled 12 x 12 Floor Tiles
Analytical Method		Plm	Plm	Plm	Plm
Appearance	Layered	Yes	No	Yes	Yes
	Homogenous	No	Yes	No	No
	Fibrous	No	No	No	No
	Color	Tan/Blue	Black	Blue	Blue
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	0.0	0.0	0.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present	% Organic	17.6	53.8	17.4	17.3
	% Carbonates	68.8	24.1	75.8	78.3
	% Other Inorganic	13.6	22.1	6.8	4.4

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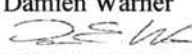


Eastern Analytical Services, Inc.

Page 3 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	FTA	FTB	2FTA	2FTB
Layer Number				
Lab ID Number	2304506	2304507	2304508	2304509
Sample Location	East Room 1st Floor	East Room 2nd Floor	Main Room 2nd Floor	Main Room 2nd Floor
Sample Description	Cream Colored Floor Tile	Cream Colored Floor Tile	Red and Black Floor Tiles	Red and Black Floor Tiles
Analytical Method	Plm	Plm	Plm	Plm
Appearance	Layered Homogenous Fibrous Color	No Yes No Beige	No Yes No Red	No Yes No Black
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Materials Present	% Organic % Carbonates % Other Inorganic	15.4 81.7 2.9	15.1 83.3 1.6	15.5 82.0 2.5
				17.8 74.2 8.0

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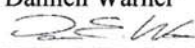


Eastern Analytical Services, Inc.

Page 4 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	TFA	TFB	PAA	PAB
Layer Number				
Lab ID Number	2304510	2304511	2304512	2304513
Sample Location	Two Stairways to Cellar	Two Stairways to Cellar	Bathroom/Kitchen Walls and Baseboards	Bathroom/Kitchen Walls and Baseboards
Sample Description	Orange and Black Terrazzo Flooring	Orange and Black Terrazzo Flooring	Tan Flexible Adhesive	Tan Flexible Adhesive
Analytical Method	Plm	Plm	Plm	Plm
Appearance	Layered Homogenous Fibrous Color	Yes No No Orange/Black	Yes No Yes Tan	Yes No Yes Tan
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Materials Present	% Organic % Carbonates % Other Inorganic	8.0 82.5 9.5	8.1 82.8 9.1	47.1 26.2 26.7
				42.0 27.3 30.7

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Eastern Analytical Services, Inc.

Page 5 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number		3TPA	3TPB	RTA	RTB
Layer Number					
Lab ID Number		2304514	2304515	2304516	2304517
Sample Location		3rd Floor, Floors	3rd Floor, Floors	Bottom Layer of Roofing	Bottom Layer of Roofing
Sample Description		Black Tar Paper	Black Tar Paper	Shiny Black Tar	Shiny Black Tar
Analytical Method		Plm	Plm	Plm	Plm
Appearance	Layered	No	No	Yes	Yes
	Homogenous	Yes	Yes	No	No
	Fibrous	Yes	Yes	Yes	Yes
	Color	Black	Black	Black/Brown	Black/Brown
Asbestos Content	% Amosite	0.0	0.0	0.0	0.0
	% Chrysotile	0.0	0.0	0.0	0.0
	% Other	0.0	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present	% Organic	94.1	97.2	91.2	98.3
	% Carbonates	4.2	1.4	6.1	0.6
	% Other Inorganic	1.7	1.4	2.7	1.1

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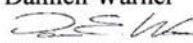


Eastern Analytical Services, Inc.

Page 6 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	STA	STB	PTA	PTB
Layer Number				
Lab ID Number	2304518	2304519	2304520	2304521
Sample Location	Seams Black Rubber Roofing	Seams Black Rubber Roofing	Roof Parapet	Roof Parapet
Sample Description	Flexible Black Tar	Flexible Black Tar	Hard Black Tar	Hard Black Tar
Analytical Method	Plm	Plm	Plm	Plm
Appearance				
Layered	No	No	No	No
Homogenous	Yes	Yes	Yes	Yes
Fibrous	Yes	Yes	No	No
Color	Black	Black	Black	Black
Asbestos Content				
% Amosite	0.0	0.0	0.0	0.0
% Chrysotile	0.0	0.0	0.0	0.0
% Other	0.0	0.0	0.0	0.0
% Total Asbestos	0.0	0.0	0.0	0.0
Other Materials Present				
% Organic	55.0	75.4	64.6	71.4
% Carbonates	31.3	8.9	19.9	14.4
% Other Inorganic	13.7	15.7	15.5	14.2

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AIHA Accreditation No. 100263 Rhode Island DOH No. AAL-072T3 Massachusetts DOL No. A A 000072 Connecticut DOH No. PH-0622 Maine DEP No. LA-024 Vermont DOH No. AAS-2095




Eastern Analytical Services, Inc.

Page 7 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
 Collected By : David G. Cole
 Date Received : 08/04/2014
 Date Analyzed : 08/07/2014
 Analyzed By : Damien Warner
 Signature : 
 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	ETA	ETB	RRA	RRB
Layer Number				
Lab ID Number	2304522	2304523	2304524	2304525
Sample Location	Roof Parapet Seams	Roof Parapet Seams	Faux Roof Front of Building	Faux Roof Front of Building
Sample Description	Silver and Black Tar	Silver and Black Tar (Prepped, not Analyzed)	Black Asphalt Roofing	Black Asphalt Roofing
Analytical Method	Plm	Plm	Plm	Plm
Appearance	Layered	Yes	Yes	Yes
	Homogenous	No	No	No
	Fibrous	No	Yes	Yes
	Color	Silver/Black	Black	Black
Asbestos	% Amosite	0.0	NA	0.0
Content	% Chrysotile	2.9	NA	0.0
	% Other	0.0	NA	0.0
	% Total Asbestos	2.9	NA	0.0
Other	% Organic	37.2	NA	41.2
Materials	% Carbonates	32.4	NA	31.5
Present	% Other Inorganic	27.5	NA	26.8
				33.9

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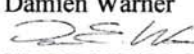


Eastern Analytical Services, Inc.

Page 8 of 8

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Analytical Method : NYS-DOH 198.6
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	RSA	RSB
Layer Number		
Lab ID Number	2304526	2304527
Sample Location	Faux Roof Front of Building	Faux Roof Front of Building
Sample Description	Speckled Asphalt Roof Shingle	Speckled Asphalt Roof Shingle
Analytical Method	Plm	Plm
Appearance		
Layered	Yes	Yes
Homogenous	No	No
Fibrous	Yes	Yes
Color	Black/Gray	Black/Gray
Asbestos Content		
% Amosite	0.0	0.0
% Chrysotile	0.0	0.0
% Other	0.0	0.0
% Total Asbestos	0.0	0.0
Other Materials Present		
% Organic	21.0	28.3
% Carbonates	38.4	42.2
% Other Inorganic	40.6	29.5

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Eastern Analytical Services, Inc.

Page 1 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

Date Collected : 08/01/2014
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 Date Received : 08/04/2014
 Date Analyzed : 08/09/2014
 Analyzed By : Ghayath Elias
 Signature : 
 Analytical Method : NYS-DOH 198.4
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	KFTA	KFTB	BFA	MA
Layer Number				
Lab ID Number	2304498	2304499	2304500	2304501
Sample Location	Kitchen Floor 1st Floor	Kitchen Floor 1st Floor	Back Bathroom 1st Floor	All Bathrooms 1st Floor
Sample Description	Gray Speckled 12 x 12 Floor Tile	Gray Speckled 12 x 12 Floor Tile	Tan and Blue Floor Tiles	Black Tile Adhesive
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered Homogenous Fibrous Color	No Yes No Gray	Yes No No Tan/Blue	No Yes No Black
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Materials Present	% Organic % Carbonates % Other Inorganic	16.3 79.8 3.9	16.0 80.9 3.1	16.7 75.9 7.4
				74.5 11.9 13.6

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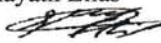


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Page 2 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Signature : 
 Analytical Method : NYS-DOH 198.4
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	BFB	MB	BFC	BFD
Layer Number				
Lab ID Number	2304502	2304503	2304504	2304505
Sample Location	Back Bathroom 1st Floor	All Bathrooms 1st Floor	Bathrooms 1st & 2nd Floor	Bathrooms 1st & 2nd Floor
Sample Description	Tan and Blue Floor Tiles	Black Tile Adhesive	Blue Mottled 9 x 9 Floor Tiles	Blue Mottled 9 x 9 Floor Tiles
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered	No	Yes	Yes
	Homogenous	No	No	No
	Fibrous	No	No	No
	Color	Tan/Blue	Blue	Blue
Asbestos	% Amosite	0.0	0.0	0.0
Content	% Chrysotile	0.0	0.0	0.0
	% Other	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0
Other	% Organic	17.6	17.4	17.3
Materials	% Carbonates	68.8	75.8	78.3
Present	% Other Inorganic	13.6	6.8	4.4

Results Applicable To Those Items Tested. Report Cannot be Reproduced, Except Entirely, Without Written Approval of the Laboratory.

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Eastern Analytical Services, Inc.

Page 3 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 Analytical Method : NYS-DOH 198.4
 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	FTA	FTB	2FTA	2FTB
Layer Number				
Lab ID Number	2304506	2304507	2304508	2304509
Sample Location	East Room 1st Floor	East Room 2nd Floor	Main Room 2nd Floor	Main Room 2nd Floor
Sample Description	Cream Colored Floor Tile	Cream Colored Floor Tile	Red and Black Floor Tiles	Red and Black Floor Tiles
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered Homogenous Fibrous Color	No Yes No Beige	No Yes No Red	No Yes No Black
Asbestos Content	% Amosite % Chrysotile % Other % Total Asbestos	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0
Other Materials Present	% Organic % Carbonates % Other Inorganic	15.4 81.7 2.9	15.1 83.3 1.6	15.5 82.0 2.5
				17.8 74.2 8.0

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Eastern Analytical Services, Inc.

Page 4 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	TFA	TFB	PAA	PAB
Layer Number				
Lab ID Number	2304510	2304511	2304512	2304513
Sample Location	Two Stairways to Cellar	Two Stairways to Cellar	Bathroom/Kitchen Walls and Baseboards	Bathroom/Kitchen Walls and Baseboards
Sample Description	Orange and Black Terrazzo Flooring	Orange and Black Terrazzo Flooring	Tan Flexible Adhesive	Tan Flexible Adhesive
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered	Yes	Yes	Yes
	Homogenous	No	No	No
	Fibrous	No	Yes	Yes
	Color	Orange/Black	Tan	Tan
Asbestos	% Amosite	0.0	0.0	0.0
Content	% Chrysotile	0.0	0.0	0.0
	% Other	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0
Other	% Organic	8.0	47.1	42.0
Materials	% Carbonates	82.5	26.2	27.3
Present	% Other Inorganic	9.5	26.7	30.7

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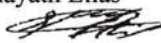


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Page 5 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	3TPA	3TPB	RTA	RTB
Layer Number				
Lab ID Number	2304514	2304515	2304516	2304517
Sample Location	3rd Floor, Floors	3rd Floor, Floors	Bottom Layer of Roofing	Bottom Layer of Roofing
Sample Description	Black Tar Paper	Black Tar Paper	Shiny Black Tar	Shiny Black Tar
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered	No	No	Yes
	Homogenous	Yes	Yes	No
	Fibrous	Yes	Yes	Yes
	Color	Black	Black	Black/Brown
Asbestos	% Amosite	0.0	0.0	0.0
Content	% Chrysotile	0.0	0.0	0.0
	% Other	0.0	0.0	0.0
	% Total Asbestos	0.0	0.0	0.0
Other	% Organic	94.1	97.2	91.2
Materials				
Present	% Carbonates	4.2	1.4	6.1
	% Other Inorganic	1.7	1.4	2.7

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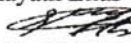
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**Eastern Analytical Services, Inc.**

Page 6 of 7

Bulk Sample Results

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 NVLAP Lab No. 101646-0
 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	STA	STB	PTA	PTB
Layer Number				
Lab ID Number	2304518	2304519	2304520	2304521
Sample Location	Seams Black Rubber Roofing	Seams Black Rubber Roofing	Roof Parapet	Roof Parapet
Sample Description	Flexible Black Tar	Flexible Black Tar	Hard Black Tar	Hard Black Tar
Analytical Method	Tem	Tem	Tem	Tem
Appearance				
Layered	No	No	No	No
Homogenous	Yes	Yes	Yes	Yes
Fibrous	Yes	Yes	No	No
Color	Black	Black	Black	Black
Asbestos				
Content				
% Amosite	0.0	0.0	0.0	0.0
% Chrysotile	0.0	0.0	0.0	0.0
% Other	0.0	0.0	0.0	0.0
% Total Asbestos	0.0	0.0	0.0	0.0
Other				
Materials				
Present				
% Organic	55.0	75.4	64.6	71.4
% Carbonates	31.3	8.9	19.9	14.4
% Other Inorganic	13.7	15.7	15.5	14.2

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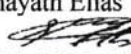


Eastern Analytical Services, Inc.

Page 7 of 7

Bulk Sample Results

RE: CPN 730 - Newberry Building - 212 Ford Street - Ogdensburg, NY

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 NYS Lab No. 10851

Client D.G. Cole
 122 Lincoln Avenue
 Waddington, NY 13694

Sample ID Number	RRA	RRB	RSA	RSB
Layer Number				
Lab ID Number	2304524	2304525	2304526	2304527
Sample Location	Faux Roof Front of Building	Faux Roof Front of Building	Faux Roof Front of Building	Faux Roof Front of Building
Sample Description	Black Asphalt Roofing	Black Asphalt Roofing	Speckled Asphalt Roof Shingle	Speckled Asphalt Roof Shingle
Analytical Method	Tem	Tem	Tem	Tem
Appearance	Layered	Yes	Yes	Yes
	Homogenous	No	No	No
	Fibrous	Yes	Yes	Yes
	Color	Black	Black/Gray	Black/Gray
Asbestos Content	% Amosite	0.0	0.0	0.0
	% Chrysotile	0.8	< 0.3	0.0
	% Other	0.0	0.0	0.0
	% Total Asbestos	0.8	< 0.3	0.0
Other Materials Present	% Organic	41.2	24.6	21.0
	% Carbonates	31.5	41.5	38.4
	% Other Inorganic	26.5	33.9	40.6
				28.3
				42.2
				29.5

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New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

D.G. Cole

P.O. Box 237

LaFargeville, NY 13656

FILE NUMBER: 11-61566

LICENSE NUMBER: 61566

LICENSE CLASS: RESTRICTED

DATE OF ISSUE: 08/28/2013

EXPIRATION DATE: 08/31/2014

Duly Authorized Representative – David Cole:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko

Eileen M. Franko, Acting Director
For the Commissioner of Labor

SH 432 (8/12)

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE



DAVID G COLE

CLASS(EXPIRES)

C ATEC(05/15) D INSP(05/15)

H PM (05/15)

CERT# 19-16749
DMV# 169770162

MUST BE CARRIED ON ASBESTOS PROJECTS

Information on enforcement or other actions

The building has been condemned by Ogdensburg's Code Enforcement Officer, Gregg Mallette. The condemnation letter states the building "has fallen into structural failure, the roof decking is partially collapsed, and the remaining floor is in poor condition allowing water to deteriorate the structural component on the interior.

Full letter attached.

Code Enforcement Officer
Gregg A. Mallette

Housing Inspectors
Nicole Woods
Ron Dulmage

City of Ogdensburg
Office of Code Enforcement
Ogdensburg City Hall
330 Ford Street - Room 6 & 7
Ogdensburg, New York 13669
<http://www.ogdensburg.org>



December 2, 2019

City Manger
Sarah Purdy
330 Ford Street, Room1
Ogdensburg, NY 13669

Re: 212 Ford Street
TMN: 48.078-9-5

Dear Ms. Purdy,

Please accept this letter as the Official Condemnation Letter regarding the above referenced property. The building was surveyed for asbestos on August 14, 2014. A full report is on file. Since this survey the building has fallen into structural failure, the roof decking is partially collapsed, and the remaining roof is in poor condition allowing water to deteriorate the structural component on the interior. At this time it is unsafe to enter due to structural failure and excessive mold. The building has been posted unsafe.

Thank you,


Gregg Mallette
Code Enforcement Office
City of Ogdensburg

CC: Andrea Smith

Property-specific determination information or an affirmative statement that a Property-Specific determination is not required

Not Applicable

Community Notification documents

See attached proof of publication.

The nature of the proposed cleanup activities does not warrant the drafting of an ABCA. The City has not alternative other than to conducted demolition of the structure at 212 Ford Street with ACM in place. Being that the structure has been deemed unsafe to enter the contaminates can not be safely removed. Therefore, the demolition will be conducted by an asbestos certified contractor and third-party air monitoring throughout the demolition will be performed. As such the public was able to comment on the propose work plan, asbestos survey documents, and proposed application at a public hearing held by the Ogdensburg City Council at 7 PM on November 25, 2019.

No members of the public spoke at the public hearing.

NORTHERN NY NEWSPAPERS CORP.
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11/15/19 - 11/15/19 CITY OF OGDENSBURG

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1 11/15/19 185840

CITY OF OGDENSBURG
330 FORD ST
OGDENSBURG NY 13669-1626

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*** REPRINTED BILL ***

11/15	PUBLICATION:	WATERTOWN DAILY TIMES - FULL RUN			
	AD CLASS:	LEGALS			
20434307		LEGAL NOTICE Notice	2x0L	1	28.48
11/15		is hereby given that	44L		
		CATHY			
		Affidavit Fee			10.00
		Ad Class Totals:	\$38.48	44.000 line	
		Publication Totals:	\$38.48		

TO ENSURE PROPER CREDIT PLEASE INCLUDE THE PAYMENT STUB
OR CALL CHRISTA @ 315-661-2314 TO PAY BY CREDIT CARD.

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CITY OF OGDENSBURG

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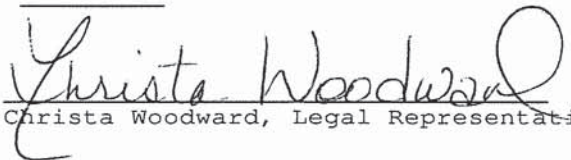
STATE OF NEW YORK
COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

CITY OF OGDENSBURG
330 FORD ST
OGDENSBURG NY 13669-1626

REFERENCE: 185840
20434307 LEGAL NOTICE Notice

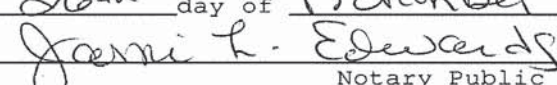
Christa Woodward, of Evans Mills, NY County of Jefferson, being duly sworn, says that she is a Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in said newspaper.


Christa Woodward, Legal Representative

PUBLISHED ON: 11/15

AD SPACE: 44 LINE
FILED ON: 11/15/19

Sworn to before me this

26th day of December, 2019

Notary Public

JAMI L EDWARDS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ED6283808
Qualified in Jefferson County
My Commission Expires 06-17-2021

Johnson Newspaper Corporation

Client:	185840	CITY OF OGDENSBURG	Phone:	(315) 393-1860
Class.:	330 FORD ST			OGDENSBURG, NY 13669-1626
Ad #	20434307	Requested By: CATHY	Fax:	
Sales Rep.:	W312	Scott Parks	Phone:	(315) 782-1000
		sparks@wdt.net	Fax:	(315) 661-2521
Class.:	0110	Public Notices		
Start Date:	11/15/2019	End Date:	11/15/2019	Nb. of Inserts: 1
PO #:		Entered By:	SPARKS	
Publications:	Watertown Daily Times			
Paid Amount:	\$0.00	Balance:	\$38.48	
Total Price:	<div>\$38.48</div>			Page 1 of 1

LEGAL NOTICE

Notice is hereby given that public hearings will be held on Monday, November 25, 2019, at 7:00 PM, in the City Council Chambers, 330 Ford Street, Ogdensburg, NY 13669, regarding the following:

1. The City's application to New York State Homes & Community Renewal for up to the maximum of \$500,000 under the 2019 Community Development Block Grant Program.
2. A proposed EPA Brownfield Cleanup Application for 212 Ford Street.
3. A Local Law to amend Article IV of the City Charter of the City of Ogdensburg entitled City Manager.

Dated: NOVEMBER 13, 2019

Cathy A. Jock

City Clerk

Cost Share

The City Council of Ogdensburg passed a resolution in support of submitting this 2020 USEPA Brownfield Cleanup Application (Bill#86, attached). The resolution states the City will provide the 20% cost match of \$100,000 which will be paid out of the Consultant line from the Planning Department budget, line A8020.515.

CERTIFICATION OF RESOLUTION

At a regular meeting of the City Council of the City of Ogdensburg, held on Monday, November 25, 2019, at 7:00 p.m. in the City Council Chambers, City Hall, Ogdensburg, New York, at which meeting the following were:

PRESENT: Mayor Ashley, Councillors Davis, Kennedy,
Powers, Price, Skamperle and Stevenson

ABSENT: None

The attached resolution was introduced by Councillor Kennedy who moved its adoption, seconded by Councillor Skamperle to wit:

The vote on the roll call resulted as follows:

AYES: Mayor Ashley, Councillors Davis, Kennedy,
Powers, Price, Skamperle and Stevenson

NAYS: None

CARRIED, AYES ALL

State of New York)
County of St. Lawrence)

I, Cathy A. Jock, City Clerk of the City of Ogdensburg, New York, do hereby certify that the attached is a copy of a resolution passed by the City Council of the City of Ogdensburg, meeting in regular session, November 25, 2019, and do further certify that it is a true and correct copy of and the whole of said original resolution is on file in my office in the minutes of the Ogdensburg City Council Meeting.

Cathy A. Jock
City Clerk, City of Ogdensburg

DATED: November 26, 2019

**A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A
2020 ENVIRONMENTAL PROTECTION AGENCY (EPA) CLEANUP GRANT
APPLICATION**

WHEREAS, Grants of up to \$500,000 are available to address hazardous substances and/or petroleum contamination at one or more brownfield sites, through the FY2020 Environmental Protection Agency (EPA) Request for Applications; and

WHEREAS, the City of Ogdensburg desires to submit an application for funding to support the abatement of hazardous materials, including asbestos containing materials (ACM) at 212 Ford Street, currently owned by the City of Ogdensburg; and

WHEREAS, in accordance with application requirements, the City Council held a public hearing on said application at City Hall, 330 Ford Street, Ogdensburg, New York today November 25, 2019. All those desired to be heard were heard and their comments duly recorded at this hearing; and

WHEREAS, if received the required 20% cost share of \$100,000 will be paid for out of account A8020.515.

NOW, THEREFORE, BE IT RESOLVED, the City Council supports the submission of this Strategic Planning and Feasibility Study application seeking \$500,000 in grant funds to complete eligible cleanup activities at 212 Ford Street.

BE IT FURTHER RESOLVED, that the Ogdensburg City Manager or her designee is hereby authorized to submit said 2020 EPA Cleanup Grant Application, and if received, to enter into any necessary contracts to accept and administer said grant in a timely manner.

Letters of Support & Acknowledgement for New York State

See attached

OGDENSBURG GROWTH FUND DEVELOPMENT CORPORATION

CITY HALL • 330 FORD STREET • OGDENSBURG, NY 13669



December 2, 2019

Sarah Purdy, City Manager
330 Ford Street
City Hall – Office of the Manager
Ogdensburg, NY 13669

RE: US EPA Brownfields Cleanup Grant

Dear Ms. Purdy:

Ogdensburg is classified as a “distressed urban center” by HUD and in recent years has had the misfortune of acquiring a large number of blighted properties through tax foreclosure. This process has severely strained the already limited municipal budget thereby creating challenges within the community. On behalf of the Ogdensburg Growth Fund, as Chairman, I would like to express our support for Ogdensburg’s \$500,000 EPA Brownfield Cleanup Grant Application. The City’s proposal to remove hazardous contamination at 212 Ford Street will greatly improve the conditions within downtown without depleting scarce City resources.

The City has received an estimated total cleanup cost of \$682,000 which the Growth Fund is prepared to assist in providing gap funding to ensure the project is completed. As a local development corporation, the Ogdensburg Growth Fund is able to provide low interests loans to promote economic development in the City of Ogdensburg. The Growth Fund has worked with the City on remediating properties in the past and looks forward to being a partner in the future to help accomplish cleanup goals.

On behalf of the Ogdensburg Growth Fund and the greater Ogdensburg community, we are committed to assist the City of Ogdensburg in completing the removal of hazardous contamination at 212 Ford Street. Furthermore, we will gladly provide input on the cleanup workplan and redevelopment efforts to the greatest extent possible.

Sincerely,

Scott Wright, Chairman
OGDENSBURG GROWTH FUND
LOCAL DEVELOPMENT CORPORATION

ccs: Andrew Silver, OGFDC Attorney
Timothy J. Johnson, Chief Financial Officer



ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ www.SLCIDA.com

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Brian W. Staples
Brian Staples, CPA

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VICE CHAIRMAN

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Aluminum Brick & Glass
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Steven Morrill

Gebarten Acres

*

CHIEF EXECUTIVE OFFICER

Patrick J. Kelly
St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Kimberly A. Gilbert
St. Lawrence County
Industrial Development Agency

December 3, 2019

Honorable Andrew Wheeler
Administrator
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: U.S. EPA Brownfields Cleanup Grant

Dear Administrator Wheeler:

On behalf of the St. Lawrence County Industrial Development Agency ("SLCIDA"), I am pleased to write in support of the City of Ogdensburg's U.S. EPA Brownfields Cleanup Grant Application to remove hazardous contamination on the property located at 212 Ford Street in the City.

Ogdensburg is classified as a "distressed urban center" by HUD and in recent years has had the misfortune of acquiring a large number of blighted properties through tax foreclosure processes. The proposed \$500,000 cleanup grant will enable the City to leverage EPA funding with other local sources, including the St. Lawrence River Valley Redevelopment Agency (RVRDA) grants, to meet the estimated \$600,000 cleanup costs to remove hazardous material.

The City's plan to proactively tackle blighted and hazardous properties to turn the property back into community assets is certain to help stimulate economic activity for the City. The SLCIDA will again work with the City to provide input on the cleanup efforts and redevelopment strategy for the property, as it has done with other property in the City.

The City of Ogdensburg should be commended for its efforts to pursue opportunities to revitalize underutilized properties in the community, particularly those within the City's Central Business District, and the SLCIDA strongly urges the U.S. Environmental Protection Agency to look favorably upon this application for assistance to advance these efforts.

Sincerely,

Patrick Kelly
Chief Executive Officer

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NY

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Ogdensburg

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0955750230000

d. Address:

* Street1:

330 Ford Street

Street2:

* City:

Ogdensburg

County/Parish:

NY

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

136691626

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Andrea

Middle Name:

* Last Name:

Smith

Suffix:

Title: Director of Planning and Development

Organizational Affiliation:

City of Ogdensburg

* Telephone Number:

3153937150

Fax Number:

* Email:

asmith@ogdensburg.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Affected Areas.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Downtown Ogdensburg Brownfield Cleanup Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: